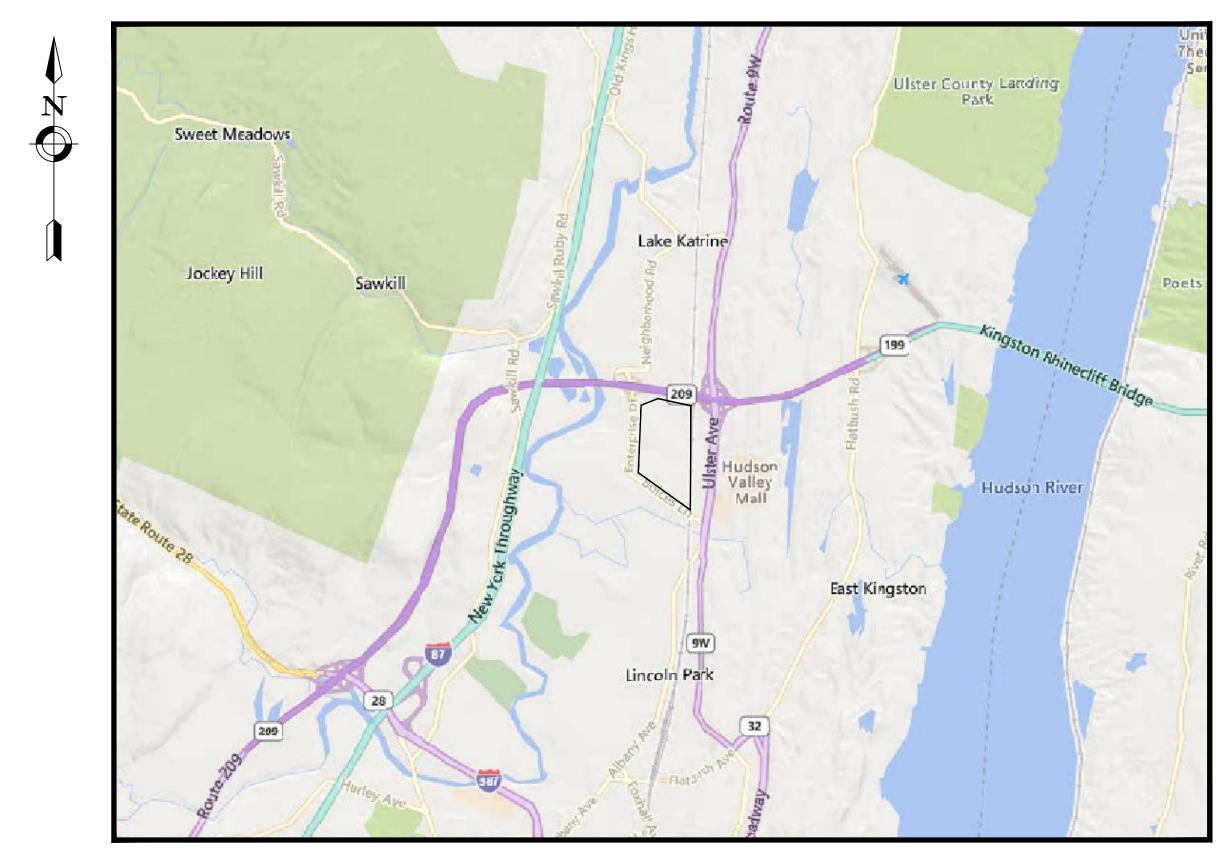
iPARK 87 - EAST CAMPUS

300 ENTERPRISE DRIVE TOWN OF ULSTER, ULSTER COUNTY, NEW YORK 12401

	INDEX OF DRAWINGS				
PAGE NO.	REV	SHEET NO.	DATE	DESCRIPTION	
1	0	G001	04/25/23	COVER SHEET	
2	0	SV1	04/19/23	ALTA/NSPS LAND TITLE SURVEY PREPARED FOR NATIONAL RESOURCES	
3	0	SV2	04/19/23	ALTA/NSPS LAND TITLE SURVEY PREPARED FOR NATIONAL RESOURCES	
4	0	SV3	04/19/23	ALTA/NSPS LAND TITLE SURVEY PREPARED FOR NATIONAL RESOURCES	
5	0	SV4	04/19/23	ALTA/NSPS LAND TITLE SURVEY PREPARED FOR NATIONAL RESOURCES	
6	0	C010	04/25/23	OVERALL EXISTING CONDITIONS & MASTER PLAN	
7	0	C070	04/25/23	OVERALL EXISTING & PROPOSED IMPERVIOUS PLAN	
8	0	C100	04/25/23	EXISTING CONDITIONS PLAN	
9	0	C130	04/25/23	SITE PLAN	
10	0	C160	04/25/23	UTILITY PLAN	
11	0	C180	04/25/23	LANDSCAPE PLAN	
12	0	C560	04/25/23	ROAD SECTIONS	



LOCATION MAP

iPARK 87, LLC

485 WEST PUTNAM AVENUE GREENWICH, CT 06830 PROJECT NO: 2222588.01 APRIL 25, 2023







labellapc.com

(ADJOINING PARCEL)

(ADJOINING PARCEL)

(ADJOINING PARCEL)

(ADJQINING PARCEL)

(ADJØINING PARCEL)

L 2761 P 203

(100x100, CELL TOWER?)

(100x100, CELL TOWER?)

1800-1898 FNTFRPRISE DRIVE

500-798 BOICES LANE

460 OLD NEIGHBORHOOD ROAD

BOICES LANE EXTENSION

ENTERPRISE DRIVE

ENTERPRISE DRIVE

7 ENTERPRISE DRIVE/BOICES LANE

ULSTER COUNTY CLERK'S OFFICE ON NOVEMBER 8, 1996 AS FILED MAP NO. 10644.

TRANSPORTATION, REGION 8 OFFICE (POUGHKEEPSIE, NY).

COUNTY DEPARTMENT OF PUBLIC WORKS (KINGSTON, NY).

THE OFFICE OF CENTRAL HUDSON GAS & ELECTRIC CORP

DECLARATION REFERENCES

9606170025)

9611250267).

REFERENCE IS HEREBY MADE TO "NEW YORK STATE DEPARTMENT OF PUBLIC WORKS DESCRIPTION(S) AND MAP(S) FOR THE

APPROPRIATION OF PROPERTY, KINGSTON BYPASS, S.H. NO. ULSTER COUNTY" ON FILE IN THE NEW YORK STATE DEPARTMENT OF

REFERENCE IS HEREBY MADE TO "MAP SHOWING LANDS TO BE ACQUIRED FOR HIGHWAY PURPOSES IN THE TOWN OF ULSTER. ULSTER

REFERENCE IS HEREBY MADE TO A CERTAIN MAP ENTITLED "HURLEY AVE.-RHINBECK 115KV TRANSMISSION LINE HURLEY

. "DECLARATION OF PROTECTIVE COVENANTS, EASEMENTS, CONDITIONS AND RESTRICTIONS FOR ULSTER BUSINESS COMPLEX"

!. "SECOND DECLARATION OF PROTECTIVE COVENANTS. EASEMENT. CONDITIONS AND RESTRICTIONS FOR ULSTER BUSINESS COMPLEX"

RECORDED IN THE ULSTER COUNTY CLERK'S OFFICE ON NOVEMBER 25, 1996 IN LIBER 2641 OF DEEDS ON PAGE 148 (CONTROL NO.

RECORDED IN THE ULSTER COUNTY CLERK'S OFFICE ON MAY 17, 1996 IN LIBER 2594 OF DEEDS ON PAGE 68 (CONTROL NO.

AV.-LINCOLN PARK SECTION PLAN & PROFILE SH. 20F2" FILE NO. 75-P-63125 SH. NO. 5 OF 5, DATED OCTOBER 22, 1968, ON FILE IN

COUNTY, N.Y., OFFICE OF THE COUNTY SUPERINTENDENT OF HIGHWAYS, COUNTY ROAD NO. 105", MAPS ON FILE IN THE ULSTER

L31 N88°34'25"W 10.39°

L32 | N01°25'35"E | 4.15'

L33 | N88°34'25"W | 7.89'

L34 | S01°15'34"W | 39.46

L35 | N01°19'32"E | 4.41'

L36 | S01°19'32"W | 4.41'

L37 | S01"19'28"W | 4.20'

| L38 | N01°19'28"E | 4.20'

| L39 | S01°37'35"W | 12.61'

L40 | N88°46'53"W | 21.23'

L41 N01'37'35"E 12.76'

L42 | S01°20'35"W | 3.19'

L74 | N88°37'35"W | 5.02'

L75 | S88'37'35"E | 5.09'

L76 | N01°22'28"E | 8.85'

L77 | N88'40'02"W | 10.24'

L78 N01"19'58"E 17.29'

L79 | S88°40'02"E | 10.24'

L80 | S89°12'47"E | 3.19'

L81 | S00°47'05"W | 25.17'

L82 | N89°11'41"W | 31.78'

L83 | S01°03'12"W | 17.06'

BUILDING 033

BUILDING 042

BÜILDING Q43

BUILDING 064

BUILDING 052

BUILDING 029

BUILDING 025

SEPARATE LOT NORTH

19 X 48.7-1-29.190 \ 0.995 AC. \ L.6895 P.342 \

20 48,7-1-29,290 2,324 AC L.6896 P.110

48.7-1-29.220 0.391 AC. L.6896 P.117

×487-1×29×230. | X-3×54×AC. | X-1×6896 | P.123 |

| 48.7-1-29.240 | 0.283 AC. | L.7006 P.298

| 48.7-1-29.250 | 2.079 AC | 1.7006 P.298

48.7-1-29.260 | 0.872 AC. | L.7006 P.298 |

48 7-1-29 270 | 95 509 AC | 1 7006 P 273 |

30 BOICES LANE EXT 1.642 AC.

N/A | 48.7-1-29.279/1 |

N/A 48.7-1-29.279/2

NSTR 2021-16500

XINSTB, 2021-1654

XINSTR\2021\1654:

INSTR. 2022-02614

BSD REALTY NY LLC

KINGSTON REALTY TEAM LLC

KINGSTON REALTY TEAM LLC

KINGSTON REALTY TEAM LLC

KINGSTON REALTY TEAMYLO

JLSTER COUNTY ECONOMIC DEVELOPMENT ALLIANCE, INC.

LSTER COUNTY ECONOMIC DEVELOPMENT ALLIANCE, INC.

ULSTER COUNTY ECONOMIC DEVELOPMENT ALLIANCE. INC.

ULSTER COUNTY ECONOMIC DEVELOPMENT ALLIANCE, INC.

(NOTE: THERE IS NO LOT 28 ON FILED MAP 10649)

(NOTE: THERE IS NO LOT 29 ON FILED MAP 10649)

(REPUTED: AG PROPÈRTIES OF KINGSTON PER L.2761 P.203)

?) [is this the 40'x55' esmt area for tower west side bld 5?]

(?) [is this the 40'x55' esmt area for tower west side bld 5?]

TITLE REPORT, SCHEDULE B NOTES:

WITH REFERENCE TO COMMITMENT ISSUED BY STEWART TITLE INSURANCE COMPANY, TITLE NUMBER ACC-21-010 HAVING AN EFFECTIVE

THE "SUBJECT PARCELS" (EAST COMPLEX), BEING PARCEL #s 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 24, 25, 26 & 27 OF FILED MAP #10649 (THE PARCEL #S REFERRED TO HEREIN ARE AS THEY ARE KNOWN / DESIGNATED ON FILED MAP #10649). [SURVEYOR'S COMMENTS ARE IN BRACKETS]

SCHEDULE B, ITEM #16

a. Declaration of Protective Covenants, Easements, Conditions, and Restrictions in Liber 2594 page 68.

THE SUBJECT PARCELS SHOWN HEREON ARE A PORTION OF THE "COMPLEX" AS DESCRIBED L.2594 P.68 AT EXHIBIT "A". EASEMENT 1: RIGHTS TO GROUND WATER MONITORING WELLS, AFFECTS SUBJECT PARCELS, THE MONITORING WELLS ARE NOT SHOWN EASEMENT 2: "NON-DISTURBANCE EASEMENT" (FM#9970) DOES NOT AFFECT SUBJECT PARCELS (AFFECTS PARCEL 3 FM#10649) EMENT 3: "BUILDING FOR ENVIRONMENTAL MANAGEMENT OPERATIONS". AFFECTS SUBJECT PARCELS. THE PLOTTABLE EASEMENT (40.66' x 50.55') IS SHOWN HEREON WITHIN PARCEL 27 AT BLDG 027 (APPROXIMATELY 310' SOUTH OF OLD NEIGHBORHOOD ROAD & 60' EAST OF ENTERPRISE DRIVE), RIGHTS TO ACCESS THIS AREA & RIGHTS TO DISCHARGE WATER FROM THIS AREA ARE NOT PLOTTABLE. sement 4: "Portion of Building 005s used for environmental management operations, affects subject parcel 1 HOWEVER BUILDING 005S NO LONGER EXISTS, AN APPROXIMATE LOCATION OF THE EASEMENT IS SHOWN HEREON WITHIN PARCEL 17.

STORM SEWER EASEMENTS PER FM#10649 ARE SHOWN HEREON, THE UNDERGROUND UTILITIES ARE NOT SHOWN HEREON, SEE EXHIBIT F IN L.2594 P.68 FOR LOCATION OF STORM DRAIN LINES). EASEMENT 6: RIGHTS TO REMEDIATE ENVIRONMENTAL CONDITIONS, AFFECTS SUBJECT PARCELS AND IS BLANKET IN NATURE.] b. Second Declaration of Protective Covenants, Easements, Conditions and Restrictions recorded in Liber 2641 page 148.

[AFFECTS SUBJECT PARCELS AS FOLLOWS; THE SUBJECT PARCELS SHOWN HEREON ARE A PORTION OF THE "COMPLEX" AS DESCRIBED L.2641 P.148 AT EXHIBIT "A". EASEMENT 1A: FOR PARKING, NOT PLOTTABLE, AFFECTS SUBJECT PARCELS (ENCUMBERS PARCEL 27, BENEFITS PARCELS 3 AND 5-25 CURRENT PARKING STRIPES ARE SHOWN HEREON (SEE L.2641 P.148 FOR SPECIFICS). EASEMENT 1B: FOR PARKING, NOT PLOTTABLE. AFFECTS SUBJECT PARCELS (ENCUMBERS PARCEL 27, BENEFITS PARCELS 3 AND 5-7

CURRENT PARKING STRIPES ARE SHOWN HEREON (SEE L.2641 P.148 FOR SPECIFICS). RECIPROCAL EASEMENT 2A: VEHICULAR & PEDESTRIAN CIRCULATION, AFFECTS SUBJECT PARCELS, NOT PLOTTABLE, EXTERIOR WALKWAYS, SIDEWALKS, SERVICE ROADS AND DRIVES AS THEY CURRENTLY EXIST ARE SHOWN HEREON. RECIPROCAL EASEMENT 2B: VEHICULAR & PEDESTRIAN CIRCULATION, AFFECTS SUBJECT PARCELS, NOT PLOTTABLE, EXTERIOR WALKWAYS, SIDEWALKS, SERVICE ROADS AND DRIVES AS THEY CURRENTLY EXIST ARE SHOWN HEREON. RECIPROCAL EASEMENT 2C: VEHICULAR & PEDESTRIAN CIRCULATION, DOES NOT AFFECT SUBJECT PARCELS, BOICES LANE EXTENSION PARCEL 30) IS SHOWN HEREON.

RECIPROCAL EASEMENT 2D: VEHICULAR & PEDESTRIAN CIRCULATION, DOES NOT AFFECT SUBJECT PARCELS, DRIVEWAY FROM BOICES ANE EXTENSION (PARCEL 30) THROUGH PARCEL 3 TO WESTERLY LINE OF PARCEL 1 IS SHOWN HEREON. RECIPROCAL EASEMENT 3A: MAY BENEFIT SUBJECT PARCELS, DRAINAGE SWALE (AS SHOWN ON FM#10649) IS LOCATED ALONG VESTERLY LINE OF PARCEL 1 AND RUNS NORTHERLY THROUGH PARCEL 3. RECIPROCAL EASEMENT 3B: AFFECTS SUBJECT PARCELS, EXISTING BUILDINGS ARE SHOWN HEREON.

URTENANT EASEMENT 4A: ELEVATED PEDESTRIAN LINK (BRIDGE) OVER ENTERPRISE DRIVE IS SHOWN HEREON. AFFECTS PARCEL

APPURTENANT EASEMENT 4B: AFFECTS SUBJECT PARCELS, THE UTILITY PLANT (PARCEL 6) IS SHOWN HEREON, UTILITIES ARE SHOWN HEREON PER RECORD PLANS AND OR AS VISIBLE FROM THE SURFACE AT THE TIME OF THE FIELD SURVEY. THERE MAY BE OTHER UTILITIES AND/OR UTILITY EASEMENTS THAT THE SURVEYOR IS NOT AWARE OF. APPURTENANT EASEMENT 4C: AFFECTS SUBJECT PARCELS, UTILITY EASEMENTS 1, 2 & 3 AND STORM & SANITARY SEWER EASEMENTS AS SHOWN ON FILED MAP #10649 ARE SHOWN HERE. APPURTENANT EASEMENT 4D: AFFECTS SUBJECT PARCELS, EASEMENT IS NOT PLOTTABLE, SPECIFIC DISCHARGE POINTS ARE NOT KNOWN BY THE SURVEYOR, PARCEL 6 IS SHOWN HEREON. APPURTENANT EASEMENT 4E: AFFECTS SUBJECT PARCELS, EASEMENT IS NOT PLOTTABLE, SPECIFIC LOCATION OF THE GENERATOR ON ARCEL 3 IS NOT KNOWN BY THE SURVEYOR, PARCEL 3 IS SHOWN HEREON. APPURTENANT EASEMENT 4F: AFFECTS SUBJECT PARCELS, EASEMENT IS NOT PLOTTABLE, SPECIFIC LOCATION OF THE AIR DRYER EQUIPMENT WITHIN PARCEL 17 IS NOT KNOWN BY SURVEYOR, PARCEL 17 IS SHOWN HEREON.

APPURTENANT EASEMENT 4G: AFFECTS SUBJECT PARCELS, NOT PLOTTABLE, THE TOWER IS SHOWN HEREON WITHIN PARCEL 27 ON WESTERLY SIDE OF BUILDING 005N. OTHER EASEMENTS 5: AFFECTS SUBJECT PARCELS. MANAGEMENT AGREEMENT: AFFECTS THE SUBJECT PARCELS, BEING A PORTION OF THE "LANDS AFFECTED" AS DESCRIBED IN L.2641

c. Tech City Management Agreement made October 15, 2002 by and among Ulster Business Complex LLC, AG Properties of Kingston LLC and Tech City Properties Inc. recorded October 15, 2002 in Liber 3432 page 117, and Waiver of Right of First Refusal dated as of the Closing Date, executed by AG Properties of Kingston LLC IDOES NOT AFFECT SUBJECT PARCEL 26 (48.7-1-29.260) BUT AFFECTS THE REMAINING SUBJECT PARCELS. AREAS IDENTIFIED IN THE DOCUMENT ARE SHOWN HEREON AS FOLLOWS:

(a) THE "LANDING AREA" IS SHOWN HEREON (PARCEL 27). (b) THE "PAVED ACCESSWAY BETWEEN LANDING AREA AND PARKING AREA" IS SHOWN HEREON (PARCEL 27). (c) THE "UNPAVED AREA SURROUNDING LANDING AREA" IS SHOWN HEREON (PARCEL 27). (d) THE "IMPROVEMENTS OR ALTERATIONS", NOT PLOTTABLE.

I OPERATION OF CENTRAL UTILITY PLANT AND UTILITY SYSTEMS: (PARCEL 6, EAST COMPLEX) I PARKING AND PAVED AREAS: (WITH REFERENCE TO EXHIBIT 5) EXISTING PARKING AREAS ARE SHOWN HEREON

PARAGRAPH 6.3: THE VICINITY OF THE POTENTIAL ADDITIONAL PARKING SPACES "AREA A" PER FM#10649 IS SHOWN HEREON SS 8. EASEMENTS (WITH REFERENCE TO EXHIBIT 6 IN L.3432 P.117): ARAGRAPH 2: THE SUBJECTS PARCELS (EXCLUDING PARCEL 26) ARE A PORTION OF "THE LANDS AFFECTED" AS LISTED BY TAX LOT IN L.3432 P.117

PARAGRAPH 3; PAVED AREAS ARE SHOWN HEREON PARAGRAPH 4: THE "PEDESTRIAN LINK (BRIDGE)" OVER ENTERPRISE DRIVE IS SHOWN HEREON. PARAGRAPHS 5, 6 & 7: UTILITY EASEMENTS PER FM#10649 AND OTHER RECORDED UTILITY EASEMENTS ARE SHOWN HEREON, UTILITIES ARE SHOWN HEREON PER RECORD PLANS AND OR AS VISIBLE FROM THE SURFACE AT THE TIME OF THE FIELD SURVEY. bb. Notice of Order executed by AG Properties of Kingston, LLC and Ulster Business Complex, LLC on August 15, 2011, recorded on August 15, THERE MAY BE OTHER UTILITIES AND/OR UTILITY EASEMENTS THAT THE SURVEYOR IS NOT AWARE OF.]

Utility Easement to AT&T in Liber 886 page 329 and Liber 2636 page 172 [P.170?]. [L.886 P.329 (AT&T): AFFECTS SUBJECT PARCEL 27 & PARCEL 1 FM#10649, 33' WIDE EASEMENT IS SHOWN HEREON.] [L.2636 P.170: (NYT/NYNEX): AFFECTS SUBJECT PARCEL 27 & PARCEL 1 FM#10649, 10' WIDE EASEMENT & 12'x12' ROOM IN BLDG.202 cc. Grant of Easement made by AG Properties of Kingston, LLC to New York Telephone Company d/b/a Bell Atlantic-New York dated July 16, 1998

Notes and Easements on Map No. 10649 A-D. (repeated in items 16y & 16ii below) ** SHOWN HEREON (SEE "NOTES PER FILED MAP NO. 10649 A-D"]

f. Easement recorded in Liber 466 page 1 I THE EASEMENT IS FOR A UTILITY POLE LINE SAID TO BE IN THE VICINITY OF THE HIGHWAY LEADING FROM SAWKILL TO RUBY ON LANDS OF PRATT & HARRIET BOICE, PROPERTY FORMERLY KNOWN AS "THE HESEKIAH BURHAN FARM". THE EXACT LOCATION OF THIS corner of parcel 11 as is stated in the document)] EASEMENT IS NOT PLOTTABLE, IT APPEARS TO BE ALONG SAWKILL RUBY ROAD WHICH DOES NOT TOUCH THE SUBJECT PARCELS]

g. Water Line Easement to City of Kingston in Liber 888 page 248 and Liber 897 page 90. (repeated in item 16o below) ** [l.888 p.248: Not plottable, easement is across what was known in 1954 as a private lane called boice's lane, now KNOWN AS BOICE'S LANE EXTENSION (LOT 30 FM#10649). ASSUMED TO BE THE SAME EASEMENT IN L.897 P.90, IS SHOWN HEREON NEAR INTERSECTION OF BOICE'S LANE AND ENTERPRISE DRIVE, DOES NOT AFFECT SUBJECT PARCELS (AFFECTS PARCELS 1 & 30 2010-7508 BEING PARCEL 1 FM# 10649.] [L.897 P90: "PARCEL A" OF EASEMENT IS SHOWN HEREON NEAR INTERSECTION OF BOICE'S LANE AND ENTERPRISE DRIVE, "PARCEL B" ff. Ulster Sewer Improvement Right of Way and Easement Agreement recorded in Liber 1290 page 1103 and Liber 1293 page 658 (and Liber 1293 OF EASEMENT LIES WITHIN THE BOUNDS OF ENTERPRISE DRIVE. DOES NOT AFFECT SUBJECT PARCELS (AFFECTS PARCELS 1 & 30 Page 649).

h. Utility Easements to Central Hudson Gas & Electric Corp. & New York Telephone Co. in Liber 526 page 121 and Liber 1495 page 356. [L.526 P.121: NOT PLOTTABLE, CANNOT POSITION, EASEMENT IS FOR ONE POLE (AUG.,1927) ON NORTHERLY SIDE OF BURHANS LANE LANDS OF EDGAR & ANNA ELLIOTT. [L.1495 P.356: 15' WIDE EASEMENT IS SHOWN HEREON ALONG THE EASTERLY LINE OF LOT 27 FROM BOICES LANE TO OLD NEIGHBORHOOD ROAD, AFFECTS SUBJECT PARCEL 27.]

i. Utility Easements to Kingston Gas &Electric Corp. in Liber 501 page 109, Liber 501 page 111 511, Liber 455 pages 211 and 335, Liber 454 page p.192]. (repeated in item 16w above)* [L.501 P109: NOT PLOTTABLE, CANNOT POSITION, EASEMENT IS FOR A POLE LINE (DEC. 1923) LANDS OF MYRON & ELINOR S. BOICE THAT RUNS FROM ENTRANCE TO LANE AT NEIGHBORHOOD ROAD, FOLLOWING LAND AND CROSSING FIELD, PROCEEDING TO LANE LEADING TO RESIDENCE OF PRATT BOICE. MAY AFFECT SUBJECT PARCELS [L.501 P.511: NOT PLOTTABLE, CANNOT POSITION, EASEMENT IS FOR A POLE LINE LANDS OF PRATT & HARRIET S. BOICE LEADING FROM RESIDENCE OF MYRON BOICE TO RESIDENCE OF PRATT BOICE & HARRIET S. BOICE, MAY AFFECT SUBJECT PARCELS] IL.455 P.211: NOT PLOTTABLE, EASEMENT IS FOR A POLE LINE (DEC.,1915) LANDS OF GIACOMO LICCIARDO AT NEIGHBORHOOD ROAD recorded on March 5, 2019 at Book 6406, Page 156. EAST OF THE RAILROAD, DOES NOT AFFECT SUBJECT PARCELS.] [L.455 P.335: NOT PLOTTABLE, CANNOT POSITION, EASEMENT IS FOR A POLE LINE (JAN., 1916) LANDS OF WM. TRUEMAN, MAY AFFECT SUBJECT PARCELS.1

[L.454 P.384: NOT PLOTTABLE, CANNOT POSITION, EASEMENT IS FOR A POLE LINE (DEC.,1915) LANDS OF FRED HANNINGER, MAY ii. Map No. 10649 A-D and matters shown therein (repeated in items 16e & 16y)**, including but not limited to: AFFECT SUBJECT PARCELS. [L.458 P.158: NOT PLOTTABLE, CANNOT POSITION, EASEMENT IS FOR A POLE LINE (SEPT., 1916) LANDS OF W. TRUEMAN ON WESTERLY SIDE OF SAWKILL ROAD. THEREFORE EASEMENT LIKELY DOES NOT TOUCH SUBJECT PARCELS.1 IL.458 P.405: NOT PLOTTABLE, CANNOT POSITION, EASEMENT IS FOR A POLE LINE (NOV.,1916) LANDS OF FRED HANNINGER ON WESTERLY SIDE OF SAWKILL ROAD. THEREFORE EASEMENT LIKELY DOES NOT TOUCH SUBJECT PARCELS.1

j. Utility Easements to AT&T in Liber 681 page 57 and Liber 681 page 62 [L.681 P.57: MAY AFFECT SUBJECT PARCELS, NOT PLOTTABLE, CANNOT POSITION, THE 33' WIDE R.O.W. & EASEMENT IS FOR UNDERGROUND COMMUNICATION SYSTEMS (MAY.1947) ALONG EAST LINE OF PROPERTY OF MYRON BOICE AND ELINOR S. BOICE. [L.681 P.62: MAY AFFECT SUBJECT PARCEL 27, NOT PLOTTABLE, THE 33' WIDE R.O.W. & EASEMENT IS FOR COMMUNICATION SYSTEMS (MAY.,1947) LANDS OF CARRIE & DANIEL HURLEY (SEE LANDS CONVEYED TO IBM BY HURLEY L.879 P.594 ALONG NEIGHBORHOOD

. Utility Easement to New York Telephone and Kingston Gas & Electric Co. in Liber 460 page 201. IAFFECTS SUBJECT PARCEL 27, EASEMENT IS FOR SINGLE LINE OF POLES (MARCH.1917) LANDS OF TONI FERLAZZO, THE PORTION OF LOT 27 AFFECTED IS SHOWN HEREON AT THE EXISTING POLE LINE ALONG BOICES LANE AT PARCEL ACQUIRED BY TOWN OF ULSTER FROM ANTHONY FERLAZZO FOR TOWN ROAD (IN L.948 P.467 OCT.,1955).]

I. Utility Easement to The Independent Union Telephone Co. in Liber 398 page 21. [NOT PLOTTABLE, MAY AFFECT SUBJECT PARCEL 27, EASEMENT IS FOR POLE LINE & NECESSARY FIXTURES (AUG., 1906) ALONG THE ROADS, STREETS AND HIGHWAYS ADJOINING THE LANDS OF F. HENNINGER]

INOT PLOTTABLE, MAY AFFECT SUBJECT PARCEL 27. RIGHT OF WAY IS FOR POLE LINE (JULY,1906) OVER AND UPON THE HIGHWAY ADJOINING LANDS OF FREDERICK HENNINGER n. Reservation recorded in Liber 883 page 16 as to gasoline tanks and pumps. IMAY AFFECT SUBJECT PARCELS, NOT PLOTTABLE, THE RESERVATION IS FOR GASOLINE TANKS AND GASOLINE PUMPS (JAN., 1954)

SURVEY NOTES

UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209.

SUBSURFACE STRUCTURES NOT VISIBLE OR READILY APPARENT ARE NOT SHOWN AND THEIR LOCATION AND EXTENT ARE NOT CERTIFIED. BUILDINGS SHOWN HEREON SERVED BY UNDERGROUND UTILITIES.

HORIZONTAL CONTROL IS BASED UPON THE NORTH AMERICAN DATUM OF 1983 (NAD83 NY EAST) AS DERIVED FROM ON SITE STATIC GNSS OBSERVATIONS DATED JULY 1, 2022, BEARINGS SHOWN ARE REFERENCED TO THIS DATUM AND THEREFORE MAY NOT MATCH RECORDED

THE "SUBJECT PARCELS" (EAST COMPLEX), BEING PARCEL#s 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 24, 25, 26 & 27 OF FILED MAP #1064 THE SUBJECT PARCEL 27 HAS DIRECT ACCESS TO BOICES LANE (C.R. 157) A PUBLIC ROAD, ENTERPRISE DRIVE (C.R. 157) A PUBLIC ROAD, OLI NEIGHBORHOOD ROAD A PUBLIC ROAD & NEIGHBORHOOD ROAD (F'LY C.R. 105) A PUBLIC ROAD. THE REMAINING SUBJECT PARCELS HAVE ACCESS TO BOICES LANE (C.R. 157) A PUBLIC ROAD, ENTERPRISE DRIVE (C.R. 157) A PUBLIC ROAD & NEIGHBORHOOD ROAD (F'LY C.R. 105) A PUBLIC ROAD, BY WAY OF RECIPROCAL EASEMENT FOR VEHICULAR AND PEDESTRIAN CIRCULATION OVER PRIVATE ROADWAYS AS THEY EXIST ON PARCEL 27. RECORDED IN DECLARATION LIBER 2641 PAGE 148.

SURVEY SUBJECT TO ANY RIGHT, TITLE OR INTEREST THE PUBLIC MAY HAVE FOR HIGHWAY USE.

SUBJECT TO THE INTEREST OF OTHERS IN AND TO PORTIONS OF BOICES LANE, BOICES LANE EXTENSION, ENTERPRISE DRIVE, NEIGHBORHOOD ROAD & OLD NEIGHBORHOOD ROAD USED FOR ROAD PURPOSES.

PHOTOGRAPHY DATED JUNE 15, 2022, AND SUPPLEMENTED BY A FIELD SURVEY COMPLETED OCTOBER 28, 2022 BY LABELLA ASSOCIATES PC. UNDERGROUND FACILITIES AND STRUCTURES SHOWN HEREON WERE TAKEN FROM DATA OBTAINED FROM PREVIOUS MAPS AND RECORD DRAWINGS. ALL ABOVE GROUND STRUCTURES AND SURFACE FEATURES SHOWN HEREON ARE THE RESULT OF A FIELD SURVEY UNLESS OTHERWISE NOTED. THERE MAY BE OTHER UNDERGROUND UTILITIES. THE EXISTENCE OF WHICH ARE NOT KNOWN OR CERTIFIED BY THE UNDERSIGNED. SIZE AND LOCATION OF ALL UNDERGROUND UTILITIES AND STRUCTURES MUST BE VERIFIED BY THE APPROPRIATE AUTHORITIES. THE UNDERGROUND FACILITIES PROTECTIVE ORGANIZATION MUST BE NOTIFIED PRIOR TO CONDUCTING TEST BORINGS,

THE CONTRACTOR SHALL COMPLY WITH NEW YORK STATE INDUSTRIAL CODE RULE 753 - 48 HOURS PRIOR TO DIGGING CALL DIGSAFELY NEW YORK 1-800-962-7962 TO HAVE PUBLIC UTILITY LOCATIONS PAINTED.

DEED REFERENCE: . THE COUNTY OF ULSTER TO ULSTER COUNTY ECONOMIC DEVELOPMENT ALLIANCE, INC. DATED MAY 20, 2021 AND RECORDED IN THE ULSTER COUNTY CLERK'S OFFICE ON MAY 27, 2021 AS DEED INSTRUMENT # 2021-10714 (L.6839 P.309). [FM 10649 PARCEL 1] . THE COUNTY OF ULSTER TO ULSTER COUNTY ECONOMIC DEVELOPMENT ALLIANCE, INC, DATED MAY 20, 2021 AND RECORDED IN THE ULSTER COUNTY CLERK'S OFFICE ON MAY 27, 2021 AS DEED INSTRUMENT # 2021-10715 (L.6839 P.313). [FM 10649 PARCEL 2] 3. BURTON GULNICK, JR. AS COMMISSIONER OF FINANCE OF THE COUNTY OF ULSTER TO THE COUNTY OF ULSTER, DATED MAY 20, 2021 AND RECORDED IN THE ULSTER COUNTY CLERK'S OFFICE ON MARCH 30, 2022 AS DEED INSTRUMENT # 2022-5664 (L.7035 P.140). [FM 10649

4. THE COUNTY OF ULSTER TO ULSTER COUNTY ECONOMIC DEVELOPMENT ALLIANCE, INC, DATED DECEMBER 28, 2021 AND RECORDED IN THE ULSTER COUNTY CLERK'S OFFICE ON FEBRUARY 10, 2022 AS DEED INSTRUMENT # 2022-2610 (L.7006 P.283). [FM 10649 PARCELS 11, 12 & 5. THE COUNTY OF ULSTER TO ULSTER COUNTY ECONOMIC DEVELOPMENT ALLIANCE, INC. DATED DECEMBER 28, 2021 AND RECORDED IN THE ULSTER COUNTY CLERK'S OFFICE ON FEBRUARY 10, 2022 AS DEED INSTRUMENT # 2022-2614 (L.7006 P.298). [FM 10649 PARCELS 3, 5, 7 8, 9, 10, 14, 15, 16, 17, 24, 25 & 26 6. THE COUNTY OF ULSTER TO ULSTER COUNTY ECONOMIC DEVELOPMENT ALLIANCE, INC, DATED DECEMBER 28, 2021 AND RECORDED IN THE

ULSTER COUNTY CLERK'S OFFICE ON FEBRUARY 10, 2022 AS DEED INSTRUMENT # 2022-2607 (L.7006 P.273). [FM 10649 PARCEL 27]

. Water Main Agreement recorded in Liber 897 page 90. (repeated in item 16g above)** "PARCEL A" OF EASEMENT IS SHOWN HEREON NEAR INTERSECTION OF BOICE'S LANE AND ENTERPRISE DRIVE, "PARCEL B" OF EASEMENT LIES WITHIN THE BOUNDS OF ENTERPRISE DRIVE. DOES NOT AFFECT SUBJECT PARCELS (AFFECTS PARCELS 1 & 30

p. Utility Easements to AT&T in Liber 532 page 396 and Liber 681 page 57. [L.532 P.396: DOES NOT AFFECT SUBJECT PARCELS (AFFECTS PARCEL 2 FM#10649), AGREEMENT IS FOR TELEPHONE & TELEGRAPH LINES, POLES, CONDUITS, ETC. (MAY,1927) LANDS OF PRATT & HARRIET S. BOICE (EASEMENT IS POSITIONED BASED ON RECORD CHG&E MAPS SHOWING A N.Y.T. CO. OVERHEAD CABLE 18'± HIGH, NEAR ESOPUS CREEK ON LANDS OF PRATT & HARRIET BOICE, EASEMENT IS SHOWN IN THIS SAME LOCATION ON FILED MAP#10649).] [L.681 P.57: NOT PLOTTABLE, CANNOT POSITION, THE 33' WIDE R.O.W. & EASEMENT IS FOR UNDERGROUND COMMUNICATION SYSTEMS (MAY.1947) ALONG EAST LINE OF PROPERTY OF MYRON BOICE AND ELINOR S. BOICE.]

q. Utility Easements to Central Hudson Gas & Electric Corp. and New York Telephone as described in liber 1457 page 1018. [AFFECTS PARCEL 30 FM#10649 (BOICE'S LANE EXTENSION), DOES NOT AFFECT SUBJECT PARCELS, LOT DESCRIBED IN L.1457 P.1018 IS THE WESTERLY PORTION OF PARCEL 30 FM#10649, RIGHTS TO CHG&E ARE FOR A POLE LINE CROSSING SAID PARCEL 30.]

. Utility Easements to Central Hudson Gas &Electric Corp. in Liber 533 page 535 and Liber 755 pages 150, 151, 152 and 153. [L.533 P.535: MAY AFFECT SUBJECT PARCELS, CANNOT POSITION, EASEMENT IS 50' WIDE FOR A POLE LINE LANDS OF MYRON & ELINOR S. BOICE (SEPT.1928) THAT RUNS PARALLEL TO AND EASTERLY OF ANOTHER POLE LINE. (THIS MAY BE THE CURRENT CHG&E 100' WIDE TRANSMISSION LINE EASEMENT THAT CROSSES PARCEL 2 OF FM#10649)1

[L.755 P.150: MAY AFFECT SUBJECT PARCELS, CANNOT POSITION, EASEMENT IS FOR UNDERGROUND CABLE (SEPT.1949) LANDS OF MYRON BOICE, THAT EXTENDS FROM POLE #3460 ON THE NORTH IN A SOUTHERLY DIRECTION TO THE PROPERTLY LINE OF PRATT [L.755 P.152: MAY AFFECT SUBJECT PARCELS, CANNOT POSITION, EASEMENT IS FOR UNDERGROUND CABLE (SEPT.1949) LANDS OF PRATT BOICE. THAT EXTENDS FROM PROPERTY LINE OF MYRON BOICE ON THE NORTH IN A SOUTHERLY DIRECTION TO THE PROPERTY LINE OF OTIS WILT ON THE SOUTH.

s. Utility Easement to United Hudson Electric Corp. in Liber 521 page 443. [MAY AFFECT SUBJECT PARCELS, CANNOT POSITION, EASEMENT & RIGHT OF WAY IS 50' WIDE FOR A TOWER LINE (JAN.1927) LANDS OF FRANCES M. TRUEMAN, THAT IS PARALLEL AND 50 FEET FROM PRESENT TOWER LINE (JAN.1927). (THIS MAY BE THE CURRENT CHG&E 100' WIDE TRANSMISSION LINE EASEMENT THAT CROSSES PARCEL 2 OF FM#10649)]

t. Utility Easements to Central Hudson Gas and Electric Corp. in Liber 542 page 83, Liber 902 page 485, Liber 952 page 132, Liber 958 page 283 (affects Parcel 15 only) [L.542 P.83: MAY AFFECT SUBJECT PARCELS, CANNOT POSITION, RIGHT OF WAY IS FOR POLE LINE (JULY,1928) LANDS OF PRATT BOICE (in the Town of Olive?)] [L.902 P.485: DOES NOT AFFECT THE SUBJECT PARCELS (AFFECTS PARCEL 2 FM#10649), EASEMENT IS 100' WIDE]

[L.952 P.132: CANNOT POSITION, BUT THE EASEMENT IS 50' WIDE AND RUNS NORTHERLY ALONG THE EASTERLY EDGE OF THE NEW YORK STATE THRUWAY AND THEREFORE DOES NOT TOUCH SUBJECT PARCELS.] [L.958 P.283: DOES NOT AFFECT THE SUBJECT PARCELS (AFFECTS PARCEL 2 FM#10649), EASEMENT IS ADJACENT TO 100' WIDE EASEMENT DESCRIBED IN L.902 P.485.

u. Right of Way in Liber 979, page 458 (affects Parcel 15 only) IDOES NOT TOUCH SUBJECT PARCELS. THE 16' WIDE EASEMENT & RIGHT OF WAY IS LOCATED APPROX. 250 FEET NORTH OF ROUTE 209 AND RUNS WESTERLY FROM LOMAIER LANE FOR APPROXIMATELY 400 FEET.] v. Permit to Discharge Sewage of Wastes into the Waters of the State in Liber 984 page 595 (affects Parcel 15 only)

ITHE FORMER INDUSTRIAL WASTE FACILITY ON PARCEL 3 FM#10649 MAY BE THE "SEWAGE AND WASTE TREATMENT FACILITY SERVING THE PLANT" MENTIONED IN THE DOCUMENT, THE LOCATION OF THE "EXISTING OR PROPOSED OUTLET PIPES" (DISCHARGE POINTS) INTO THE ESOPUS CREEK ARE UNKNOWN BY THE SURVEYOR)

w. Notice of Appropriation in Liber 1131 page 192 [& L.1099 P.618] (repeated in item 16gg below)** [NYS DOT MAP 69 PARCEL 180 AFFECTS SUBJECT PARCEL 27 AND IS SHOWN HEREON AT WEST END OF OLD NEIGHBORHOOD ROAD] [NYS DOT MAP 103 PARCELS 151 & 152 ARE LOCATED WITHIN THE CURRENT BOUNDS OF ENTERPRISE DRIVE AND ARE SHOWN HEREON]

x. Indenture at Liber 1115 page 50 (affects Parcel 15 only) [AFFECTS PARCEL 3 FM#10649, THE 3 PERMANENT EASEMENTS GRANTED BY MORRIS TO STATE OF NEW YORK IN CONNECTION WITH THE CONSTRUCTION OF THE ROUTE #28-KINGSTON-RHINECLIFF BRIDGE BY-PASS ARE NYSDOT MAP 90 PARCELS 107, 123 & 129.]

y. Map No. 10649 and matters shown therein (repeated in items 16e & 16ii) **, including but not limited to: a. Paths and/or roadways cross premises from premises to the south, west and north. [PATHS AND/OR ROADWAYS ARE SHOWN HEREON, PEDESTRIAN LINK CROSSING ENTERPRISE DRIVE IS SHOWN HEREON] b. Storm sewer easement. [STORM SEWER EASEMENTS PER FM#10649 ARE SHOWN HEREON] c. "Utility Easement No. 1". [IS SHOWN HEREON ALONG ENTERPRISE DRIVE WITHIN PARCEL 1 FM#10649 (WEST COMPLEX)] d. 33 foot wide AT&T Right of Way. [IS SHOWN HEREON AT PARCELS 1 & 27 FM#10649]

e. Drainage swale. [DOES NOT AFFECT SUBJECT PARCELS (AFFECTS PARCEL 1 FM#10649), LOCATION PER FM#10649 IS ALONG

z. Easement and right of way recited in deed to Tech City 42 & 43 LLC dated May 26, 2010, recorded June 2, 2010 in Document No. 2010-7508. [AFFECTS PARCEL 1 FM#10649, MAY AFFECT EAST COMPLEX PARCELS, BENEFITS ADJOINING PARCELS 20 & 21 FM#10649, THE STREETS & ROADWAYS AS THEY CURRENTLY EXIST ARE SHOWN HEREON. THE "REMAINING LANDS OF GRANTOR" RECITED IN INSTR. 2010-7508 BEING PARCEL 1 FM# 10649.]

WESTERLY LOT LINE OF PARCEL 1 FM#10649]

aa. Easement to NYNEX as recited in deed recorded on February 18, 1998 in Liber 2761 page 195 194.

[EASEMENT TO NYNEX REFERRED TO IN L.2761 P.194 IS AT EXHIBIT B PARAGRAPH 4, THIS EASEMENT WAS RECORDED IN ULSTER COUNTY CLERKS OFFICE AS L.2636 P.170, AFFECTS SUBJECT PARCEL 27 & PARCEL 1 FM#10649, 10' WIDE EASEMENT & 12'x12' ROOM IN BLDG 202 IS SHOWN HEREON (also see item 16d above)* [THIS MAY ALSO REFER TO THE EASEMENT RECITED AT EXHIBIT A IN L.2761 P.194 BENEFITING PARCEL 1 FM#10649 "BUILDING 201-203" COMPLEX", FOR AN INTERCONNECTING LINK BETWEEN CONDUITS AND/OR MANHOLE SYSTEMS BETWEEN BUILDING 022 & BUILDING 202, THE BUILDINGS ARE SHOWN HEREON AND MANHOLES 903 & 907 ARE SHOWN HEREON. AFFECTS SUBJECT PARCEL 8 & 27 AND PARCEL 1 WEST COMPLEX. (ALSO SEE EASEMENT TO NY TEL / NYNEX IN L.2636 P.170 AND FILED MAP #10644)]

2011 as Document No. 2011-10826 (Vol.5162 Page 312) [AFFECTS THE SUBJECT PARCELS AS THEY ARE A PORTION OF THE "FORMER IBM KINGSTON FACILITY" AND/OR "TECH CITY" IDENTIFIED THEREIN BY THE TAX PARCEL IDENTIFICATION NUMBERS LIST AND ON THE EXHIBIT A MAP.]

recorded November 10, 1998 in Liber 2854 page 57. [AFFECTS SUBJECT PARCEL 27, POLE #S 6 & 6-1 ARE SHOWN HEREON NEAR THE SOUTHEAST CORNER OF BUILDING 43] [AFFECTS SUBJECT PARCELS, EASEMENTS PER FILED MAP NO. 10649 ARE SHOWN HEREON, NOTES PER FILED MAP NO. 10649 ARE dd. Perpetual Telecommunications Easement Agreement dated on or about January 26, 2015 between A.G. Properties of Kingston, LLC and Landmark Infrastructure Holding Company, LLC; as evidenced by Memorandum of Perpetual Telecommunications Easement Agreement between

said parties dated as of January 26, 2015 recorded February 23, 2015 in Instrument Number 2015-00002114. (Vol.5840 Page 242) [AFFECTS SUBJECT PARCEL 27, THE "EASEMENT AREA" (40'x55') IS SHOWN HEREON AROUND TOWER BETWEEN PARCEL 15 AND PARCEL 5 FM#10649. (note, it is the opinion of the surveyor that the point of commencement is the northeast corner of parcel 15, not the northeast ee. Obligations regarding Easement contained in Deed between Ulster Business Complex LLC and TECHCITY 42 & 43 LLC dated May 26, 2010,

recorded June 2. 2010 in Instrument Number 2010-00007508. (also see item 16z)** [AFFECTS PARCEL 1 FM#10649, MAY AFFECT EAST COMPLEX PARCELS, BENEFITS ADJOINING PARCELS 20 & 21 FM#10649, THE STREETS & ROADWAYS AS THEY CURRENTLY EXIST ARE SHOWN HEREON. THE "REMAINING LANDS OF GRANTOR" RECITED IN INSTR.

[L.1290 P.1103, SCHEDULE A: DOES NOT AFFECT SUBJECT PARCELS (AFFECTS PARCEL 3 FM#10649), easement is 40' wide and crosses a 100' wide strip owned by IBM (Dec, 1972) from lands of Richard P. Boice on south to lands of Richard P. Boice on north] [L.1290 P.1103, SCHEDULE B: DOES NOT AFFECT SUBJECT PARCELS (AFFECTS PARCEL 3 FM#10649) (PLOTTED, WEST COMPLEX)] [L.1290 P.1103, SCHEDULE C: AFFECTS SUBJECT PARCEL 27, EASEMENT IS SHOWN HEREON ALONG BOICES LANE] ..1293 P.658: DOES NOT AFFECT SUBJECT PARCELS (AFFECTS PARCEL 3 FM#10649) (PLOTTED, WEST COMPLEX)]

gg. Notice of Appropriation for construction of Kingston By-Pass in Liber 1099 page 1046 [& L.1104 p.1100] and Liber 1099 page 618 [& L.1131 [NYS DOT MAP 63 PARCELS 161 & 162 DOES NOT AFFECT SUBJECT PARCELS (AFFECTS PARCEL 3 FM#10649) ALONG ESOPUS CREEK] [NYS DOT MAP 69 PARCEL 180 AFFECTS SUBJECT PARCEL 27 AND IS SHOWN HEREON AT WEST END OF OLD NEIGHBORHOOD ROAD] [NYS DOT MAP 103 PARCELS 151 & 152 ARE LOCATED WITHIN THE CURRENT BOUNDS OF ENTERPRISE DRIVE AND ARE SHOWN HEREON] [also see NYS DOT MAP 90 PARCELS 107, 123 & 129, AFFECTS PARCEL 3 FM#10649]

[L.1293 P.649: DOES NOT AFFECT SUBJECT PARCELS (AFFECTS PARCEL 2 FM#10649) (PLOTTED, WEST COMPLEX)]

hh. Easement dated as of February 20, 2019, between AG Properties of Kingston, LLC, TechCity 42 & 43 and LLC, TechCity 33, 51 & 64, LLC and EASEMENT IS FOR PARKING ON PARCEL 17 FM#10649, AFFECTS SUBJECT PARCEL 17, BENEFITS SUBJECT PARCELS 5, 18, 19, 20, 21 & 22 FM#10649, PARCEL 17 IS SHOWN HEREON]

a. 33 foot wide AT&T Right of Way. [SHOWN HEREON, WITHIN PARCEL 1 & 27] b. Storm Sewer Easement. [MULTIPLE STORM EASEMENTS SHOWN HEREON, WITHIN PARCELS 1 & 27] c. Easement to be retained by IBM Corp. in northwesterly portion of premises. [SHOWN HEREON, 40.66'x40.55', WITHIN PARCEL 27] d. "Utility Easement No. 2" in northwesterly portion of premises. [SHOWN HEREON, WITHIN PARCELS 1, 3 & 27] e. "Utility Easement No. 3" in southerly portion of premises. [SHOWN HEREON, WITHIN PARCEL 27] f. 30 foot wide Central Hudson Gas & Electric Co. easement in southeasterly corner of premises. (See Liber 1499 page 241). [SHOWN

HEREON, WITHIN PARCEL 27] g. Sanitary Sewer Easement in southeasterly corner of premises. [SHOWN HEREON, WITHIN PARCEL 27, See Liber 1290 page 1103 h. Central Hudson Gas & Electric Co. and New York Telephone Co. easement affects southeasterly corner of premises. (See Liber 1484 page 474). [SHOWN HEREON, WITHIN PARCEL 27 AT BOICES LANE.] i. Central Hudson Gas &Electric Co. Easement along easterly line. (See Liber 2112 page 320). [SHOWN HEREON, WITHIN PARCEL 27] j. Underground telephone cable crosses northeasterly portion of premises. [THERE IS A TELEPHONE CABLE SHOWN ON FILED MAP 10649 AT PARCEL 3 AND AT PARCEL 2, WEST SIDE OF ENTERPRISE DR.] [33' WIDE AT&T R.O.W. (L.886 P.329) IS SHOWN HEREON, WITHIN PARCEL 27]

k. Sanitary sewer easement runs to the Town of Ulster sanitary sewer easement. [SHOWN HEREON, WITHIN PARCEL 27 ALONG BOICES LANE, See Liber 1290 page 1103 (Sched.C)] I. Non-disturbance easement and "Utility Easement No. 2" in northerly portion of premises (also on Filed Map No. 9970). ITHE NON-DISTURANCE EASEMENT IS ON LANDS WEST SIDE OF ENTERPRISE DRIVE, WITHIN PARCEL 3, ALSO SEE (IWTF) L.2594 P.68 (ESMT.2)]

[UTILITY EASEMENT NO. 2 IS SHOWN HEREON, WITHIN PARCELS 1, 3 & 27] m. Storm sewer easement runs north/south in easterly portion of premises. [SHOWN HEREON, WITHIN PARCEL 27] n. "Utility Easement No. 1" in easterly portion of premises. [IS ON WEST SIDE OF ENTERPRISE DRIVE, WITHIN PARCEL 1] o. 33 foot wide AT&T Right of Way along portion of easterly line. ITHIS PORTION OF THE 33' WIDE AT&T R.O.W. (L.886 P.329) IS SHOWN HEREON, WEST SIDE OF ENTERPRISE DRIVE, WITHIN PARCEL 1

17. All facts shown on Survey made by Brinnier & Larios, P.C. dated October 9, 1997, last redated January 27, 1998. [ITEMS SHOWN ON THE BRINNIER & LARIOS, P.C. SURVEY MAP THAT ARE NOT SHOWN ON FILED MAP #10649 ARE AS FOLLOWS; a. A.T. & T. RIGHT-OF-WAY L.532 P.396 ON PARCEL 2 FM#10649, DOES NOT AFFECT THE SUBJECT PARCELS, IS ON THE WEST SIDE OF ENTERPRISE DRIVE. b. PEDESTRIAN LINK EASEMENT L.2641 P.148 AFFECTS THE SUBJECT PARCELS, IS SHOWN HEREON CROSSING ENTERPRISE DRIVE, c. 10' WIDE COMMUNICATION UTILITY GRANT & EASEMENT L.2636 P170, AFFECTS SUBJECT PARCEL 27 & PARCEL 1 AND IS SHOWN

METES & BOUNDS DESCRIPTIONS SEE SHEET SV4 FOR METES & BOUNDS DESCRIPTION(S)

ALTA/NSPS TABLE A NOTES

ADDRESS OF THE SURVEYED PROPERTY: (SEE PARCELS TABLE)

SURVEY MAPPING.

(SEE FLOOD ZONE NOTE SHOWN HEREON) GROSS LAND AREA: THE SUM TOTAL AREA OF PARCELS 5-17 & 24-27 IS 128.567 AC. (ALSO SEE PARCELS TABLE SHOWN HEREON)

NOTE: THE AREA OF THE OVERHEAD PEDESTRIAN LINK ACROSS ENTERPRISE DRIVE IS NOT INCLUDED IN THIS GROSS LAND AREA. 7(a) EXTERIOR DIMENSIONS OF BUILDINGS ARE SHOWN HEREON ON THE 60' SCALE SHEETS, BUILDINGS SHOWN HEREON ARE PER AFRIAL SURVEY MAPPING 7(b)(1) SQUARE FOOTAGE OF BUILDINGS IS SHOWN HEREON ON THE 60' SCALE SHEETS, BUILDINGS SHOWN HEREON ARE PER AERIAL

SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK ARE SHOWN HEREON.

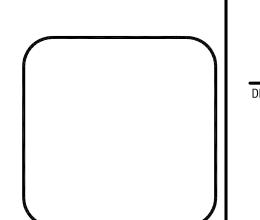
PARKING: 1889 STRIPED REGULAR SIZED PARKING SPACES ON THE EAST COMPLEX (THERES APPEARS TO BE AREAS THAT THE STRIPING HAS FADED AWAY, PARKING AREAS WITH FADED AWAY STRIPING ARE NOT INCLUDED IN THIS COUNT). 13. NAMES OF ADJOINING OWNERS ACCORDING TO CURRENT TAX RECORDS ARE SHOWN HEREON.

ALTA/NSPS CERTIFICATION:

David H. Dippel L.S. NYS #05067

_____, its successors and/or assigns.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 7(a), 7(b)(1), 8, 9 AND 13 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON OCTOBER 28, 2022.



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description of the alteration.

NATIONAL RESOURCES GREENWICH, CT 06830

CLIENT:

PROPERTY LINE ------- ADJACENT PROPERTY LINE EXISTING CURB EXISTING GRAVEL DRIVEWAY • • • • • • • • • EXISTING GUIDERAIL EXISTING STONE WAL EXISTING TREE LINE EXISTING BRUSH LINE EXISTING UNDERGROUND SEWER L - EXISTING UNDERGROUND STORM LIN - - - - - - EXISTING FLOOD ZONE LINE

- Deed Line (May include Back titl EXISTING SIGN 0 0 EXISTING BOLLARD EXISTING FLAGPOL EXISTING MAILBOX EXISTING FENCE POST EXISTING POST EXISTING CONIFEROUS TRE EXISTING DECIDUOUS TRE EXISTING TREE STUMP EXISTING SHRUB EXISTING MONUMENT EXISTING IRON PIPE FOUND EXISTING IRON ROD FOUND EXISTING MAGNETIC NAIL FOU EXISTING SPIKE FOUND EXISTING CROSSCUT FOUND EXISTING TREE W/ WIRE EXISTING SANITARY MANHOLE

EXISTING CATCH BASIN EXISTING ROOF DRAIN LEADEI EXISTING ELECTRIC BOX EXISTING GUY WIRE FXISTING UTILITY POLI EXISTING UTILITY POLE W/ LIGHT EXISTING LIGHT POLE EXISTING PANEL/SWITCH BOX EXISTING CONDUIT TO/FROM UNDERGROUN EXISTING GAS STRUCTURE EXISTING GAS VALVE EXISTING GAS LINE MARKER FXISTING HYDRANT EXISTING AUTO SPKLR. HYDRAN EXISTING WATER VALVE

EXISTING TRAFFIC SIGNAL CONTROL BOX EXISTING TRAFFIC SIGNAL POLE EXISTING TELEPHONE LINE MARKET EXISTING MANHOLE EXISTING MONITORING WELL EXISTING VENT

NYSDOT MAP & PARCEL NUMBER F.M. 10649 PARCEL NOT IN CONTRACT

SHEET LAYOUT _____

iPARK 87 TOWN OF ULSTER, ULSTER COUNTY, NEW YORK

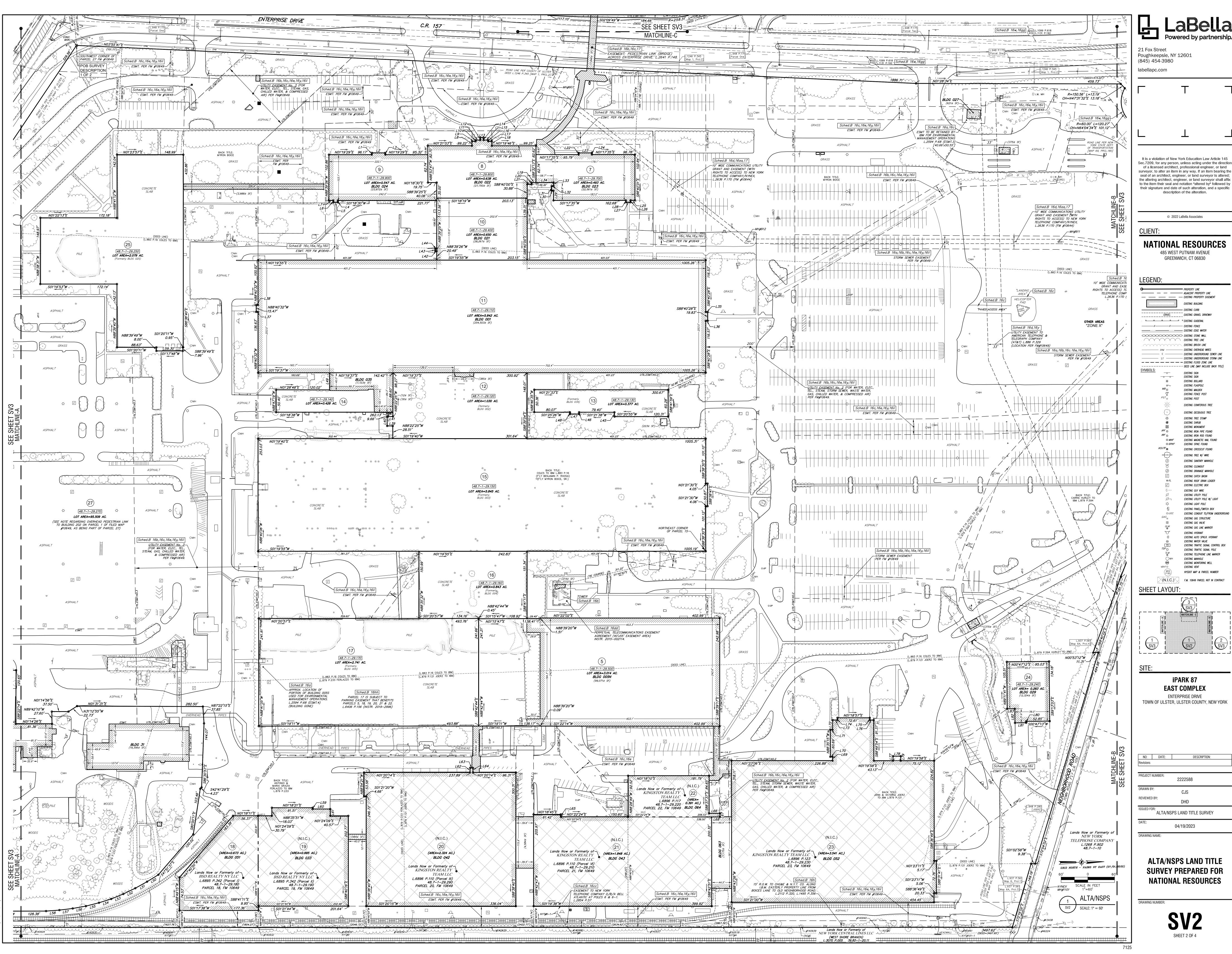
PROJECT NUMBER:

ALTA/NSPS LAND TITLE SURVEY

ALTA/NSPS LAND TITLE

DRAWING NUMBER:

DRAWING NAME



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• • • • • • • • EXISTING GUIDERAIL EXISTING STONE WALL EXISTING TREE LINE EXISTING BRUSH LINE EXISTING UNDERGROUND SEWER LIN - EXISTING UNDERGROUND STORM LINE — — — — — — EXISTING FLOOD ZONE LINE - DEED LINE (MAY INCLUDE BACK TITLE EXISTING SIGN EXISTING BOLLARD EXISTING FLAGPOLE EXISTING MAILBOX EXISTING FENCE POST EXISTING POST EXISTING CONIFEROUS TREE EXISTING DECIDUOUS TREE EXISTING TREE STUMP EXISTING SHRUB EXISTING MONUMENT EXISTING IRON PIPE FOUND EXISTING IRON ROD FOUND EXISTING MAGNETIC NAIL FOUND EXISTING SPIKE FOUND EXISTING CROSSCUT FOUND EXISTING TREE W/ WIRE EXISTING SANITARY MANHOLE EXISTING CLEANOUT EXISTING DRAINAGE MANHOLE EXISTING CATCH BASIN EXISTING ROOF DRAIN LEADER EXISTING ELECTRIC BOX EXISTING GUY WIRE EXISTING UTILITY POLE

EXISTING VENT NYSDOT MAP & PARCEL NUMBER F.M. 10649 PARCEL NOT IN CONTRACT

EXISTING UTILITY POLE W/ LIGHT

EXISTING CONDUIT TO/FROM UNDERGROU

EXISTING LIGHT POLE EXISTING PANEL/SWITCH BOX

EXISTING GAS STRUCTURE

EXISTING GAS LINE MARKER

EXISTING WATER VALVE

EXISTING MANHOLE EXISTING MONITORING WELL

EXISTING AUTO SPKLR. HYDRANT

EXISTING TRAFFIC SIGNAL POLE

EXISTING TELEPHONE LINE MARKER

EXISTING TRAFFIC SIGNAL CONTROL BOX

EXISTING GAS VALVE

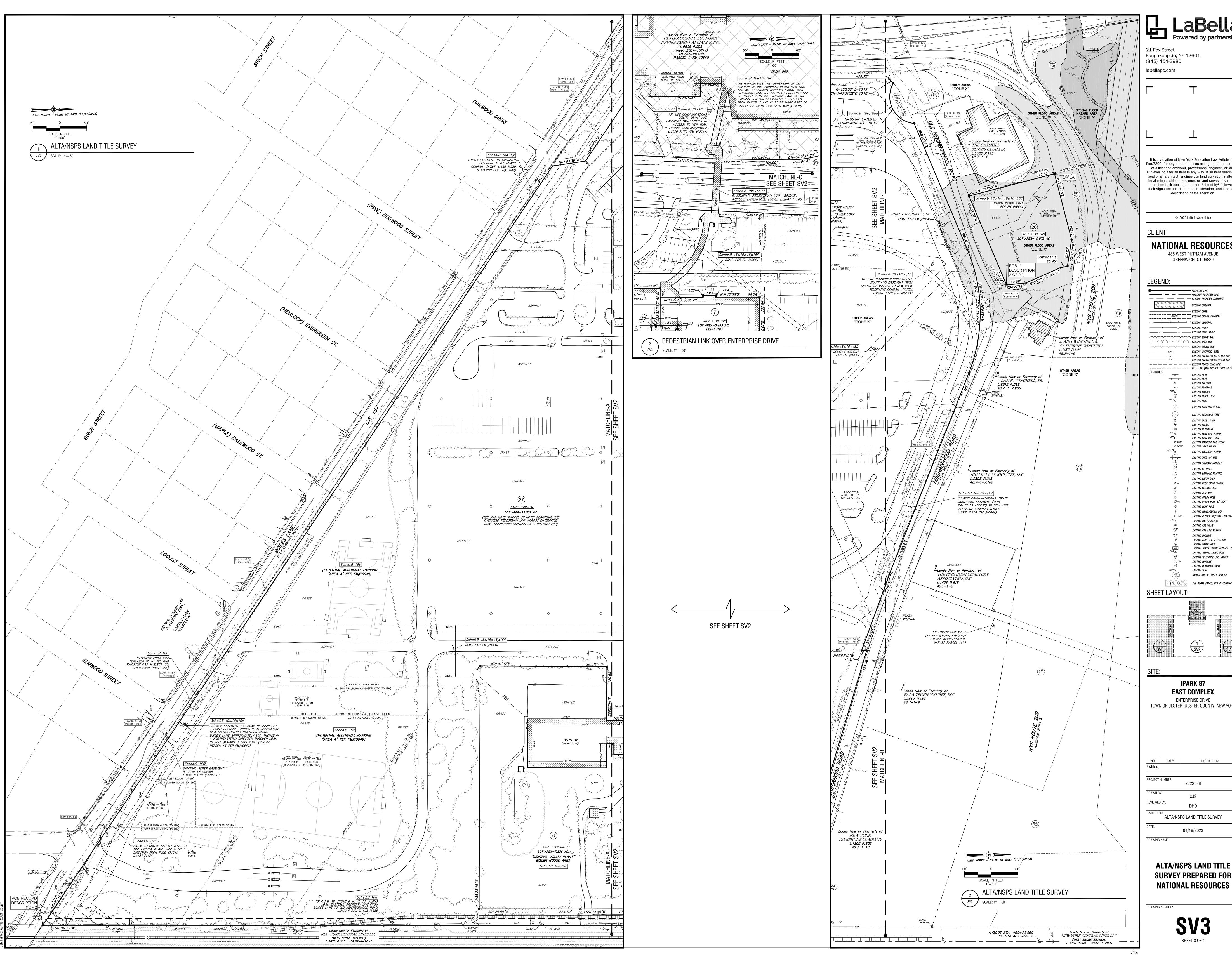
EXISTING HYDRANT

iPARK 87 **EAST COMPLEX**

ENTERPRISE DRIVE TOWN OF ULSTER, ULSTER COUNTY, NEW YORK

DESCRIPTION: ALTA/NSPS LAND TITLE SURVEY 04/19/2023

ALTA/NSPS LAND TITLE **SURVEY PREPARED FOR NATIONAL RESOURCES**



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PROPERTY LINE ---- ---- EXISTING PROPERTY EASEMENT EXISTING BUILDING EXISTING CURB EXISTING GRAVEL DRIVEWAY · ° EXISTING GUIDERAIL ----X---X EXISTING FENCE

EXISTING STONE WALL EXISTING TREE LINE EXISTING BRUSH LINE — EXISTING OVERHEAD WIRES - EXISTING UNDERGROUND SEWER LINE - EXISTING UNDERGROUND STORM LINE — — — — — — EXISTING FLOOD ZONE LINE

– – Deed Line (may include back title EXISTING SIGN EXISTING BOLLARD EXISTING FLAGPOLE EXISTING MAILBOX EXISTING FENCE POST EXISTING POST EXISTING CONIFEROUS TREE EXISTING DECIDUOUS TREE EXISTING TREE STUMP

EXISTING SHRUB EXISTING MONUMENT EXISTING IRON PIPE FOUND EXISTING IRON ROD FOUND EXISTING MAGNETIC NAIL FOUND EXISTING SPIKE FOUND EXISTING CROSSCUT FOUND EXISTING TREE W/ WIRE EXISTING SANITARY MANHOLE EXISTING CLEANOUT EXISTING DRAINAGE MANHOLE

EXISTING CATCH BASIN EXISTING ROOF DRAIN LEADER EXISTING ELECTRIC BOX EXISTING GUY WIRE EXISTING UTILITY POLE EXISTING UTILITY POLE W/ LIGHT EXISTING LIGHT POLE EXISTING PANEL/SWITCH BOX EXISTING CONDUIT TO/FROM UNDERGROUN

EXISTING GAS STRUCTURE EXISTING GAS VALVE EXISTING GAS LINE MARKER EXISTING HYDRANT EXISTING AUTO SPKLR. HYDRANT EXISTING WATER VALVE EXISTING TRAFFIC SIGNAL CONTROL BOX EXISTING TRAFFIC SIGNAL POLE

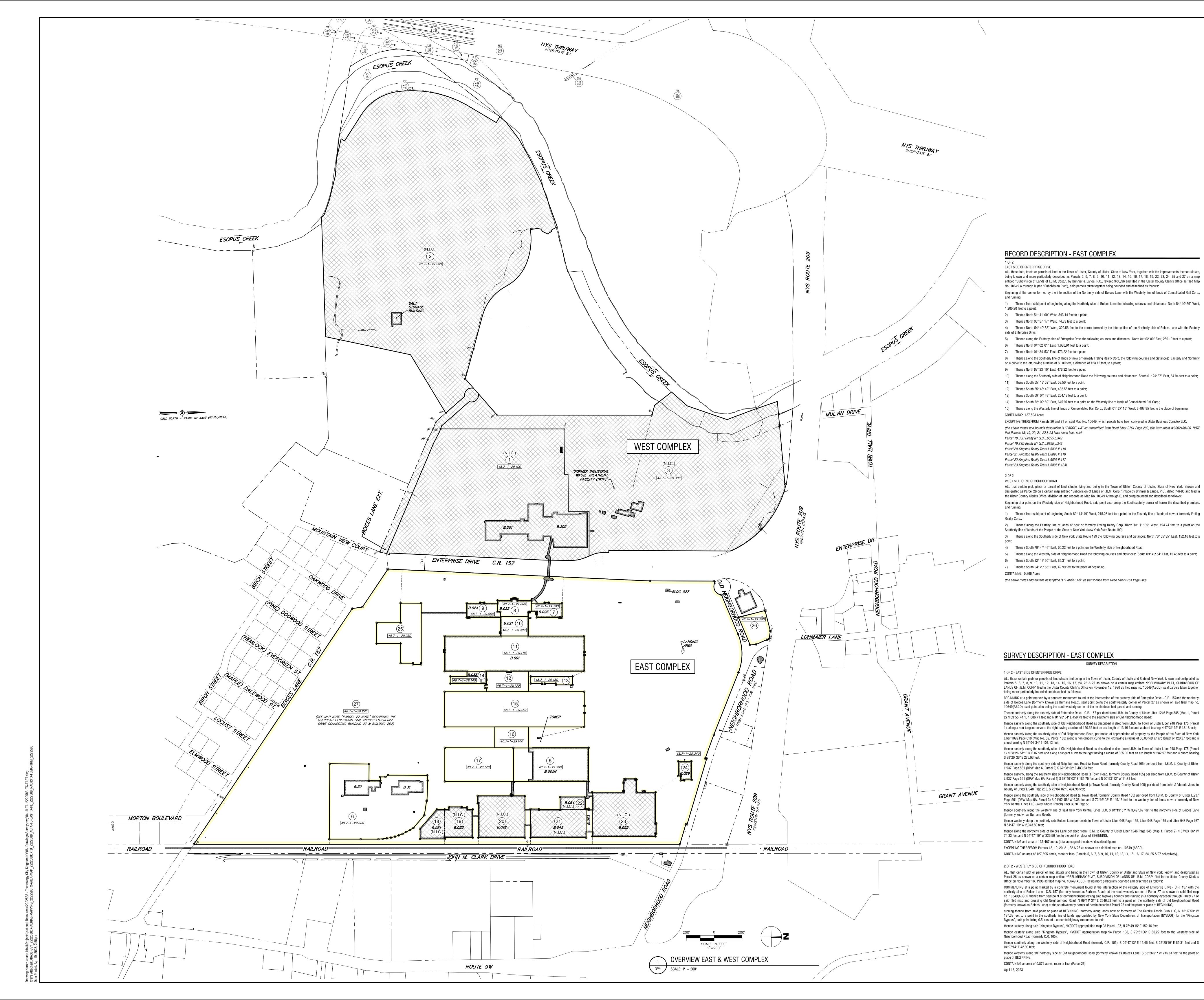
EXISTING TELEPHONE LINE MARKER EXISTING MANHOLE EXISTING MONITORING WELL EXISTING VENT NYSDOT MAP & PARCEL NUMBER (N.I.C.) F.M. 10649 PARCEL NOT IN CONTRACT

EAST COMPLEX ENTERPRISE DRIVE TOWN OF ULSTER, ULSTER COUNTY, NEW YORK

ALTA/NSPS LAND TITLE SURVEY

ALTA/NSPS LAND TITLE

SHEET 3 OF 4



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1

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N IENIT.

NATIONAL RESOURCES

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SHEET LAYOUT:

MATCHLINE-C

| SV3 | SV3

ITE:

iPARK 87
EAST COMPLEX
ENTERPRISE DRIVE
TOWN OF ULSTER, ULSTER COUNTY, NEW YORK

NO: DATE: DESCRIPTION:
Revisions

PROJECT NUMBER: 2222588

2222588

N BY:

CJS

WED BY:

DHD

DHD

OR:
ALTA/NSPS LAND TITLE SURVEY

04/19/2023

DRAWING NAME:

ALTA/NSPS LAND TITLE SURVEY PREPARED FOR NATIONAL RESOURCES

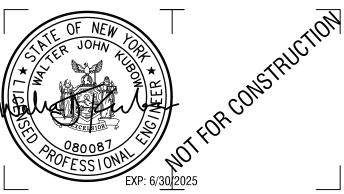
DRAWING NUMBER:







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CERTIFICATE OF AUTHORIZATION NUMBER: PROFESSIONAL ENGINEERING: 018281 LAND SURVEYING: 017976 GEOLOGICAL: 018750

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PROJECT NAME:

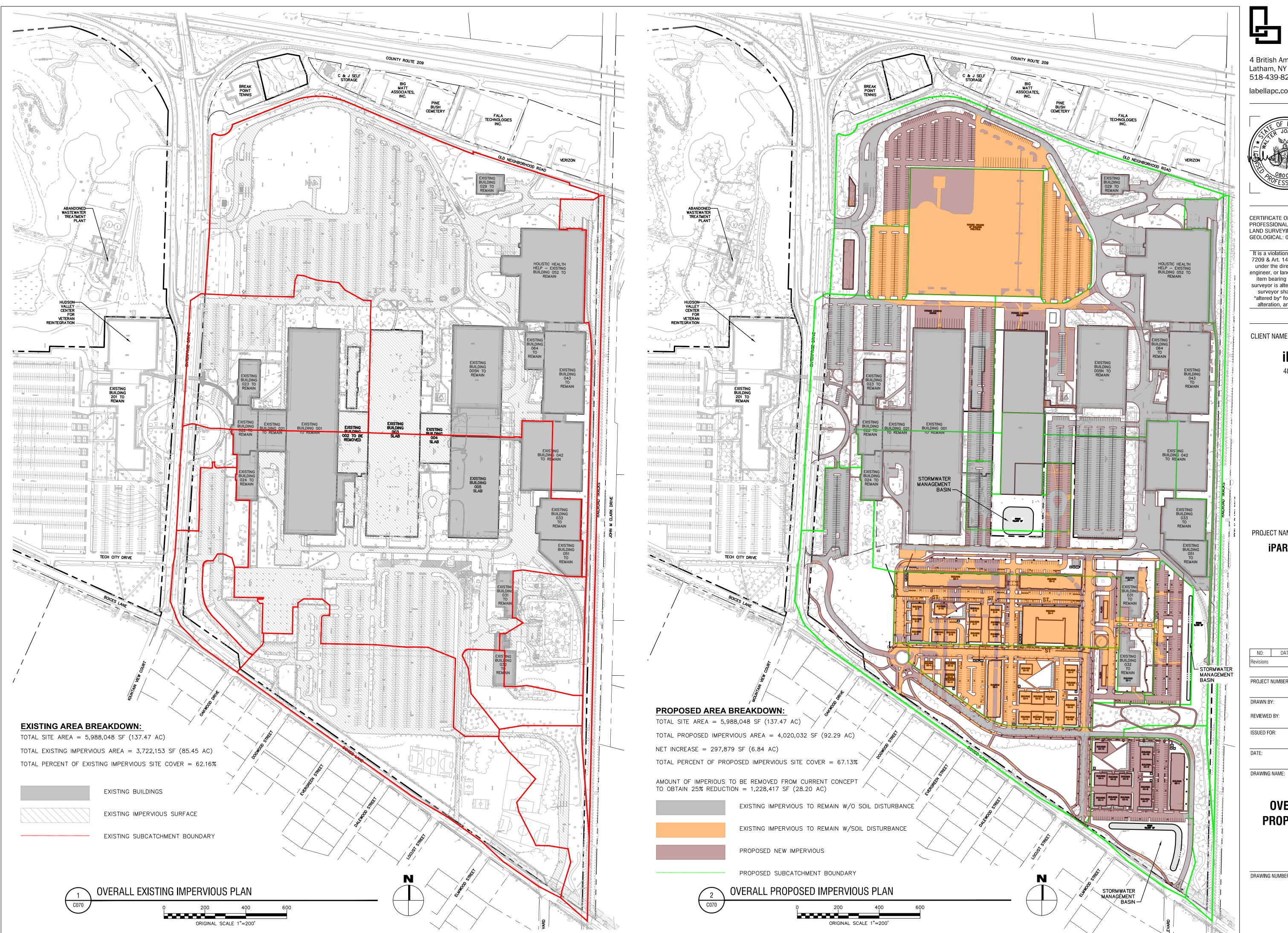
iPARK 87 - EAST CAMPUS

300 ENTERPRISE DRIVE KINGSTON, NY 12401

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WN B	Y:		LBA	
IEWED	BY:		LBA	
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E:			04/25/23	

OVERALL EXISTING CONDITIONS & MASTER PLAN

DRAWING NUMBER:





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CERTIFICATE OF AUTHORIZATION NUMBER: PROFESSIONAL ENGINEERING: 018281 LAND SURVEYING: 017976 GEOLOGICAL: 018750

It is a violation of New York Education Law Art. 145 Sec. 7209 & Art. 147 Sec. 7307, for any person, unless acting under the direction of a licensed architect, professional engineer, or land surveyor, to alter an item in any way. If an item bearing the seal of an architect, engineer, or land surveyor is altered; the altering architect, engineer, or land surveyor shall affix to the item their seal and notation "altered by" followed by their signature and date of such alteration, and a specific description of the alteration.

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CLIENT NAME:

iPARK 87, LLC

485 WEST PUTNAM AVENUE GREENWICH, CT 06830

PROJECT NAME:

iPARK 87 - EAST CAMPUS

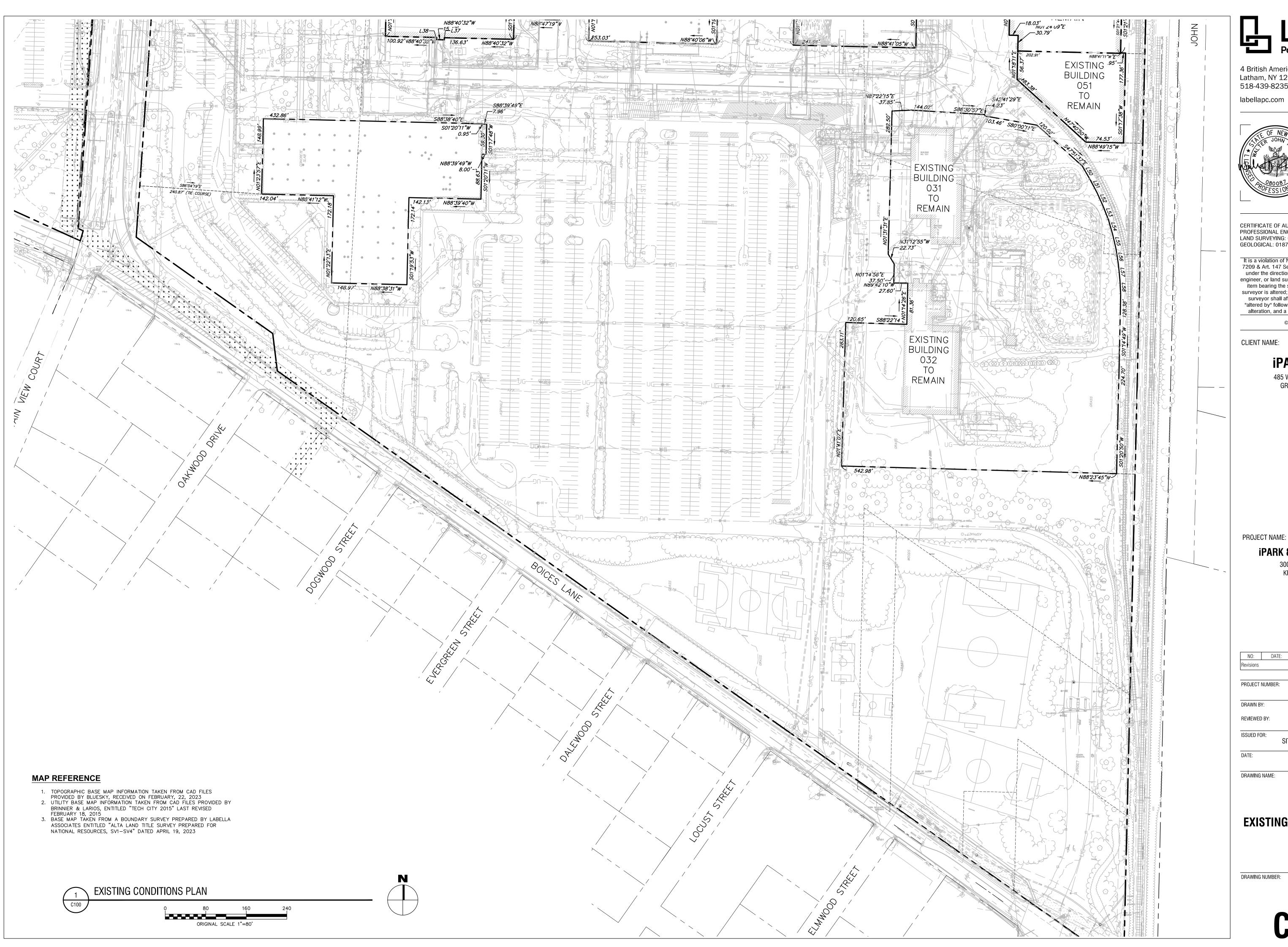
300 ENTERPRISE DRIVE KINGSTON, NY 12401

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04/25/23

OVERALL EXISTING & PROPOSED IMPERVIOUS **PLAN**

DRAWING NUMBER:



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485 WEST PUTNAM AVENUE GREENWICH, CT 06830

PROJECT NAME:

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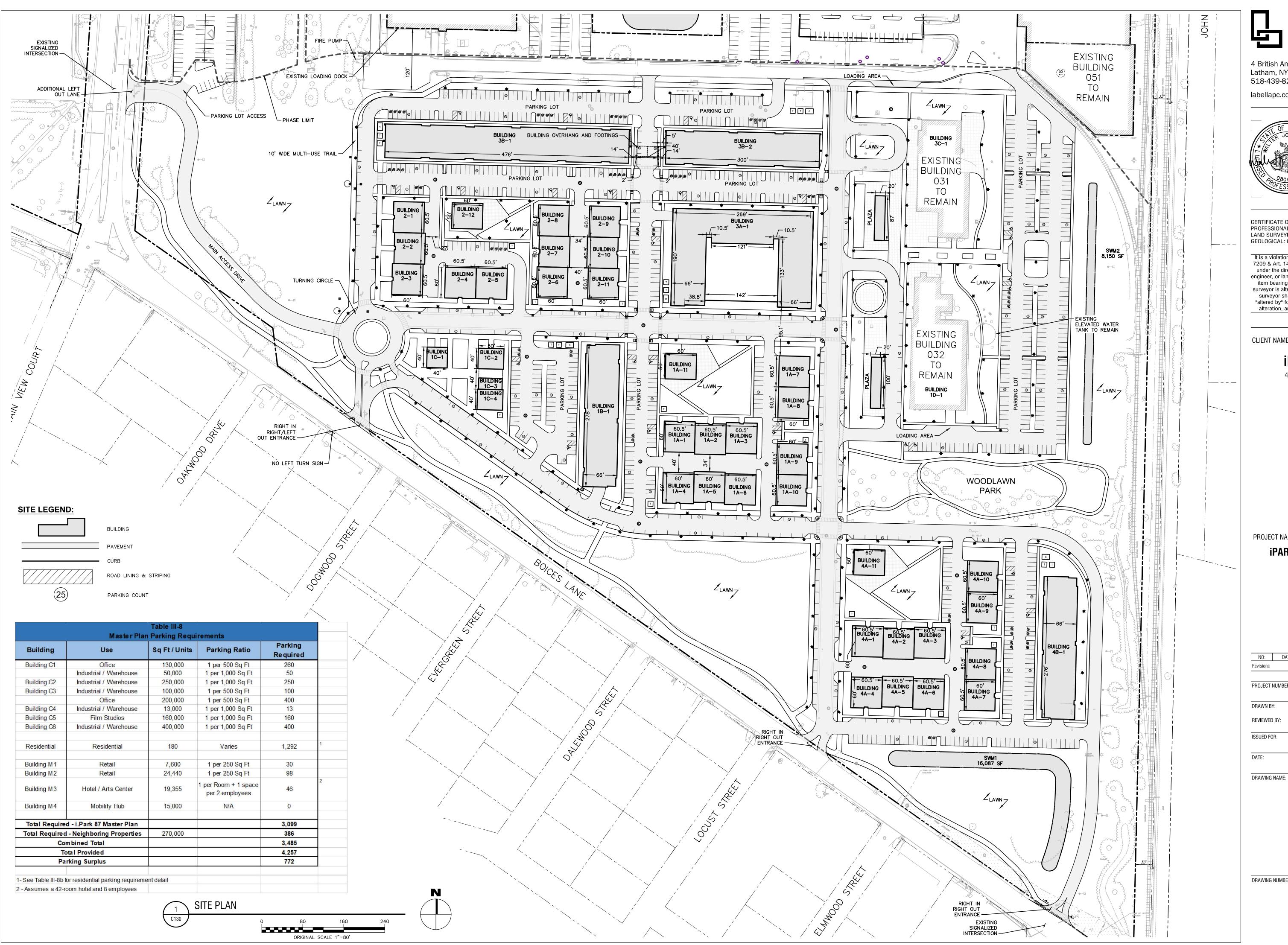
300 ENTERPRISE DRIVE KINGSTON, NY 12401

PROJECT NUMBER:	222588.01	
DRAWN BY:	LBA	
REVIEWED BY:	LBA	
ISSUED FOR:	SITE PLAN APPROVAL	
DATE:	04/25/23	
DRAWING NAME:		

DESCRIPTION:

EXISTING CONDITIONS PLAN

DRAWING NUMBER:



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485 WEST PUTNAM AVENUE GREENWICH, CT 06830

PROJECT NAME:

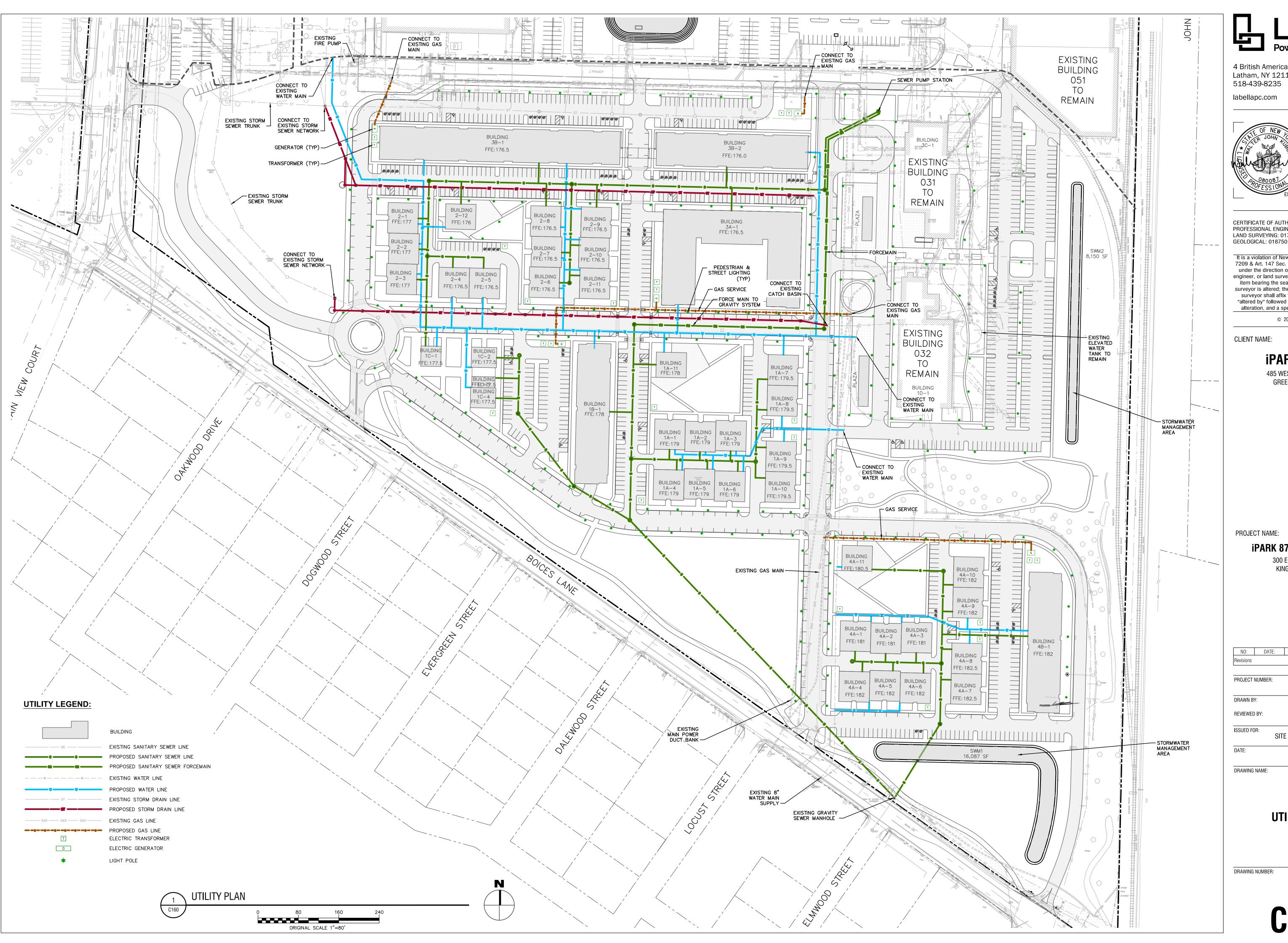
iPARK 87 - EAST CAMPUS

300 ENTERPRISE DRIVE KINGSTON, NY 12401

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SITE PLAN

DRAWING NUMBER:



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PROJECT NAME:

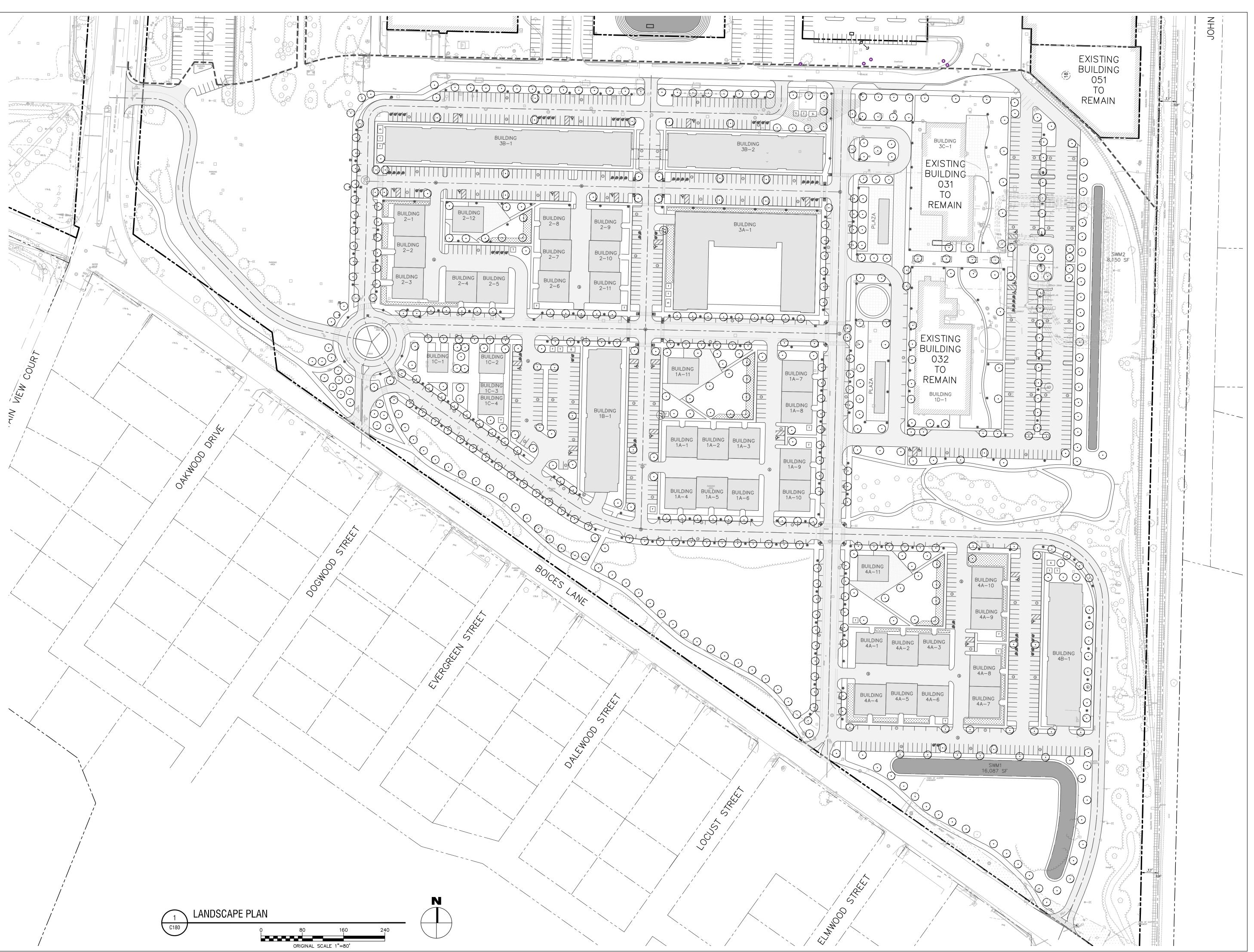
iPARK 87 - EAST CAMPUS

300 ENTERPRISE DRIVE KINGSTON, NY 12401

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UTILITY PLAN

DRAWING NUMBER:





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CLIENT NAME:

iPARK 87, LLC

485 WEST PUTNAM AVENUE GREENWICH, CT 06830

PROJECT NAME:

iPARK 87 - EAST CAMPUS

300 ENTERPRISE DRIVE KINGSTON, NY 12401

NO: DATE: DESCRIPTION:

Revisions

PROJECT NUMBER:

222588.01

DRAWN BY: LBA

REVIEWED BY: LBA

ISSUED FOR:

SITE PLAN APPROVAL

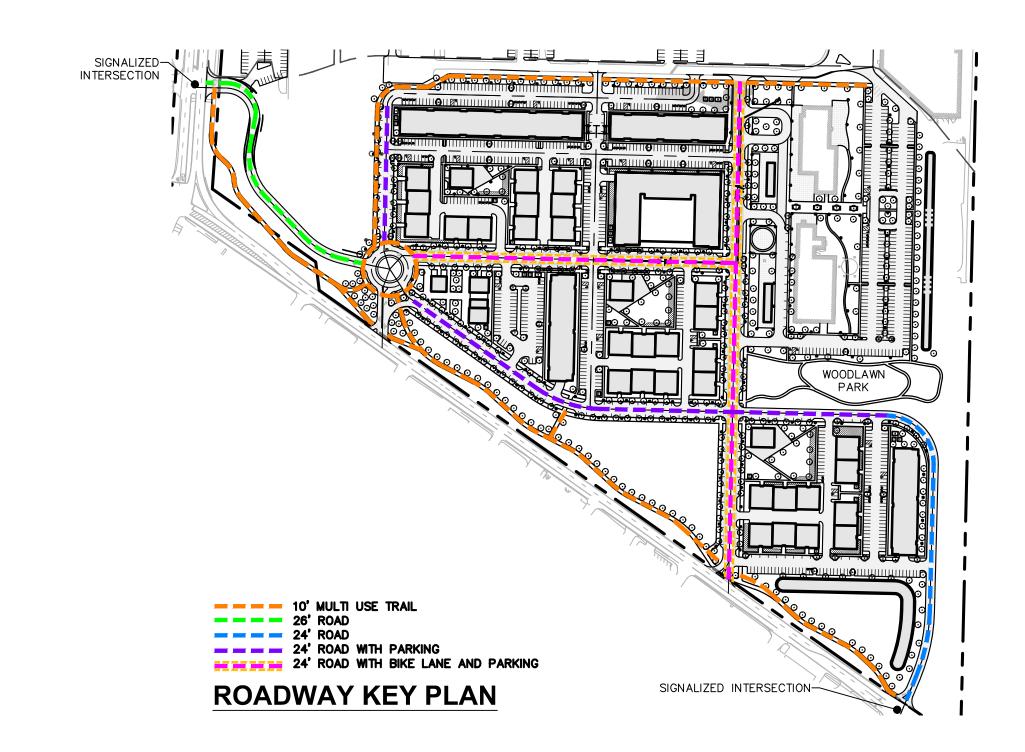
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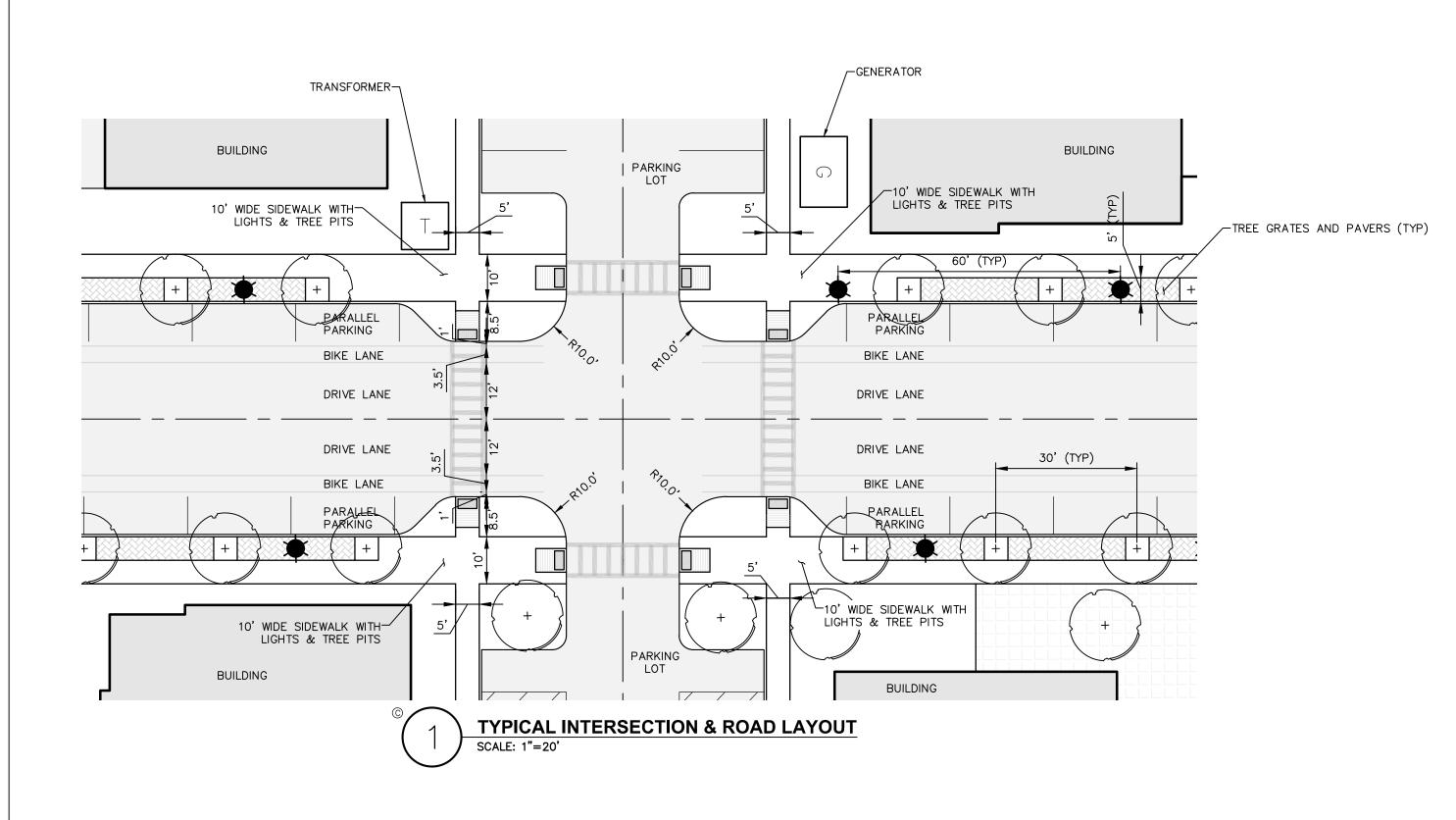
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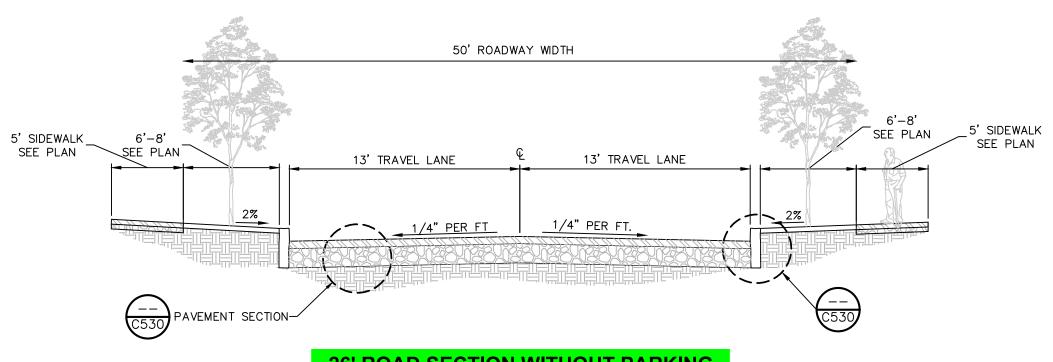
LANDSCAPE PLAN

DRAWING NUMBER:

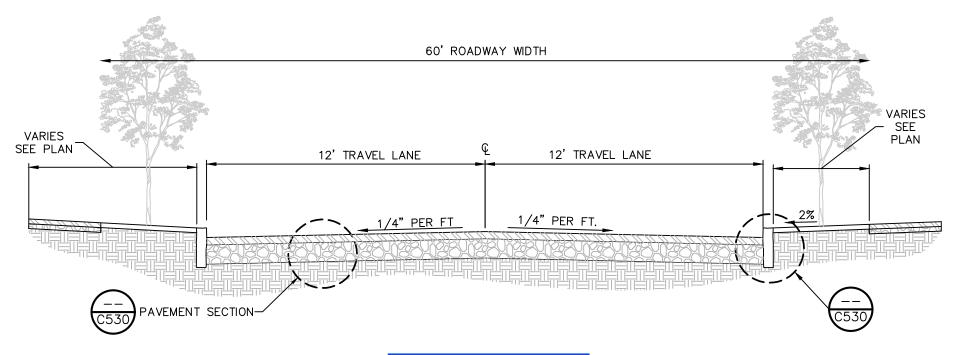
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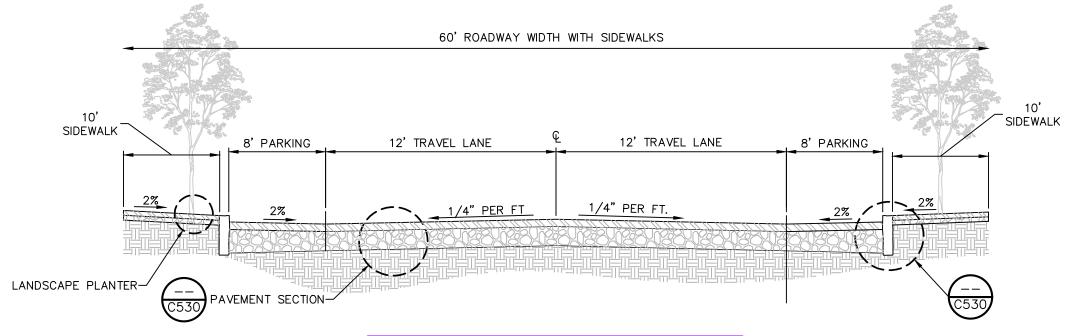




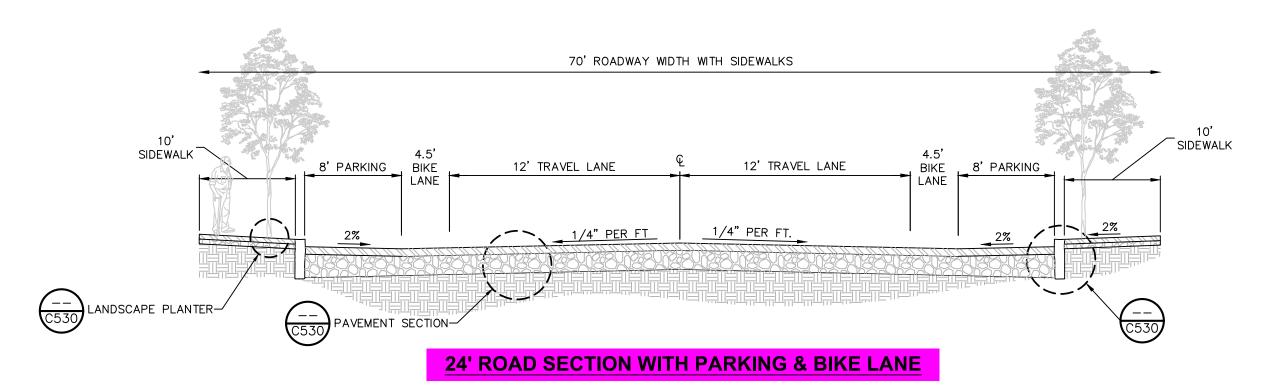
26' ROAD SECTION WITHOUT PARKING



24' ROAD SECTION



24' ROAD SECTION WITH PARKING





4 British American Boulevard Latham, NY 12110 518-439-8235

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485 WEST PUTNAM AVENUE GREENWICH, CT 06830

PROJECT NAME:

iPARK 87 - EAST CAMPUS

300 ENTERPRISE DRIVE KINGSTON, NY 12401

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DATE:		04/25/23	
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ROAD CROSS SECTIONS

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